

Minutes of the meeting of WATTON TOWN COUNCIL Finance Committee held on

Friday 14th February 2020 at

Wayland Hall, Middle Street, Watton, Norfolk IP25 6AG

Prior to the meeting Breckland District Council (BDC) Officers Simon Wood, Director of Planning and Building Control and Charlotte Brennan, S106 Monitoring & Compliance Officer gave information and updates on the s106 funding available for Watton.

Planning obligations under Section 106 of the Town and Country Planning Act 1990 (as amended), commonly known as s106 agreements, are a mechanism which make a development proposal acceptable in planning terms, that would not otherwise be acceptable. They are focused on site specific mitigation of the impact of development.

The common uses of planning obligations are to secure affordable housing and to secure financial contributions to provide infrastructure.

A planning obligation can be subject to conditions, it can specify restrictions definitely or indefinitely, and in terms of payments the timing of these can be specified in the obligation.

An s106 planning obligation is a formal binding document which states that it is an obligation for planning purposes, identifies the relevant land, the person entering the obligation and the relevant local authority that would enforce the obligation. The obligation can be quite restrictive e.g. money to a stated play area.

The legal tests for when a s106 agreement can be used are set out in regulation 122 and 123 of the Community Infrastructure Levy Regulations 2010 as amended. The tests are:

- a. necessary to make the development acceptable in planning terms
- b. directly related to the development; and
- c. fairly and reasonably related in scale and kind to the development.

The agreement can be varied by the original signatories but it must still meet CIL Regulations.

When an application is made to spend the s106 money which is held by BDC the Monitoring & Compliance Officer checks the application as to whether it fall within the terms of the obligation. The application is passed to the Town Council, all three District Council ward members and two members of the Council for comment. If the application is acceptable the money is then released once signed off by the BDC Executive Member for Planning and the Executive Director of Place.

Simon Wood was tasked with investigating s106 agreements relating to the Thetford Road Hopkins site and the Norwich Road Officers Mess site.

Councillors Present: Kathryn Stallard (KS) – Chairman of the Committee, Peter Bishop (PB), Don Saunders, and Pat Warwick (PW).

Officers Present: Jane Scarrott Town Clerk and Deputy Clerk Michelle Thompson

1. APOLOGIES RECEIVED:

Sue Hebborn

2. NO DECLARATIONS OF INTEREST MADE

3. MINUTES

3(i) The Minutes of the Meeting held on 17.01.20 were accepted as a true record and signed by the Chairman.

3(ii) Update of matters from the minutes not covered elsewhere:

- It was noted that the receiving centre for the GPS signal for the Wayland Hall personal alarm system is in Nottingham and that activation would be forwarded to Wymondham Police Station for a local police response.
- Charity Backroom will be approached regarding the payroll services they provide.
- Pat Warwick has offered to be Event Manager for the VE Day celebrations on May 8th 2020.
- It will be recommended to Full Council that an application for s106 funding should be made to replace the basket of the birds nest swing at Lovell Garden Play Area.
- The Clerk will contact the Norfolk Association of Local Councils for advice with the intention of compiling a report regarding the general practise of how any underspend within the civic functions budget could be used.
- Having considered information re recent S106 applications and also the Council's stated budget priorities, the Committee agreed to put a formal resolution to the next Full Council re the Loch Neaton application. The recommendation would enable Loch Neaton Committee to complete its project.

4. EXPENDITURE MADE SINCE THE LAST MEETING AND CURRENT BUDGET POSITION

The current budget position and bank reconciliation of January 13th 2020 was presented to those present. The 2019/20 Budget is running as expected and although there may be need to make some virement within budget headings no area should be overspent.

4.1 The Bank Reconciliation dated 13.01.20 was presented and signed by the Internal Control Officer.

5. LINMORE UNIT

A recommendation will be made to the Full Council following investigation regarding returning to a 5 year lease of the Linmore Unit, rather than continue with the current annual lease.

Once a longer lease has been agreed the Town Operative will be tasked with investigating storage racking to make more efficient use of the space.

6. LEAD COUNCILLORS

Consideration was given to a draft remit and procedure for appointing "Lead Councillors".

The document presented will be amended to include procedure relating to the appointment of lead councillors and the draft will be recommended to Full Council for adoption.

7. DATE OF NEXT FINANCE COMMITTEE MEETING:

Friday March 6th 2020 @ 11.00am

Recommendations of proposals to be made to the Full Council 25.02.20:

1. that an application for s106 funding be made to replace the basket of the birds nest swing at Lovell Garden Play Area.
2. to adopt the Remit and Procedure for Lead Councillors as presented
3. Watton Town Council congratulates both the Sports Centre and Loch Neaton Committees on the recent awarding of s106 funding to enable them to carry out community based projects. However, it is noted that the Loch Neaton Committee was obliged to withdraw part of the application, and this has an impact on the overall project. As the item withdrawn was to be a youth facility, it comes within the remit of WTC's Youth Provision target area. Therefore, WTC agrees to the purchase of a Teen Pod at the cost of £2910 (plus VAT) to be sited at Loch Neaton, as originally outlined in the s106 application.

