

Wiltshire Council

Strategic Planning Committee

22 June 2021

REPORT TO STRATEGIC PLANNING COMMITTEE

UPDATE ON PLANNING APPLICATION 15/12351/OUT

LAND AT RAWLINGS FARM, COCKLEBURY LANE, CHIPPENHAM

**OUTLINE APPLICATION FOR UPTO 650 DWELLINGS; EMPLOYMENT SPACE;
PRIMARY SCHOOL; PUBLIC OPEN SPACE & ASSOCIATED DEVELOPMENT**

BACKGROUND

1. Members may recall that at the Strategic Planning Committee meeting in September 2020, this committee resolved to defer and delegate to the Head of Development Management to grant outline planning permission for this development subject to the prior completion of a Section 106 agreement within six months of the date of the committee resolution. The resolution went on to state that in the event that the applicant declines to enter the agreement and/or it becomes clear that they will not do so, then to refuse planning permission on the grounds that the proposal fails to provide and secure the necessary and required services and infrastructure.
2. Unfortunately, it has not proved possible to complete the agreement within the six-month period from the date of the resolution. This has not been due to the applicant declining to enter the agreement but reflects the complexity of the agreement and the need to secure the signatures of various landowners in addition to the applicant, including at least one party who lives abroad. These signatures are required to ensure that the agreement is binding on all the necessary parties. The Covid-19 lockdown and Government Roadmap has also impacted on delivery timescales. The Council has an agreement finalised and ready for engrossment, but it is understood that there are a few minor issues raised by some of the landowners that need to be dealt with. The agreement should be completed shortly.
3. There have been no changes to the material considerations regarding the merits of the planning application itself, which were debated and agreed at the September meeting. However, because of the expiry of the six-month period set out in the resolution, it is necessary for the committee to extend the period of time to allow for the completion of the Section 106 legal agreement.

RECOMMENDATION:

4. The committee extend the period allowed for the completion of the agreement until 31st October 2021.

Background Papers

[Planning application 15/12351/OUT](#), including report to the Strategic Planning Committee meeting on 16 September 2020 and minutes of that meeting.