

issues that could be addressed as part of the benefits package, and provision should also be made in this respect. Members made the further point that, should the application be approved, any work necessary for the expansion of Childer Thornton Primary School should start at a sufficiently early stage to ensure the additional provision would be available when needed by the occupiers of the development. Officers confirmed that the timing of Section 106 requirements would facilitate this.

- There was a plentiful supply of alternative sites locally for the relocation of existing businesses on the site, and the Council's Economic Development and Regeneration teams could assist in finding alternatives.
- The fact that medical services were not within walking distance was not a significant factor as patients often chose to drive to their doctor when unwell.
- The scale of the proposed development reflected to some extent the cost of decontamination and remediation of the site.
- The adverse impact on the openness of the Green Belt would be minimised by ensuring the built development was located within the currently developed area of the site, set back from the boundary. This could be made a condition of approving the application.
- The aggregate ground floor area of the proposed development was smaller than the accepted existing footprint of the Roften site, as per the expired planning application approved in 2006.

Officers confirmed that they considered the site had been sufficiently marketed for business use.

Officers also confirmed that, in the event that the proposed improvement works at the junction of Hooton Road and the A41 were not carried out, the development would not proceed.

A proposal to approve the application was carried unanimously.

DECIDED: That

- (1) this application be approved subject to:
 - (i) the conditions set out in the report and Late Information Report,
 - (ii) a Section 106 Planning Obligation/Legal Agreement, and
 - (iii) referral to the Secretary of State in accordance with circular 02/2009 (Town and Country Planning (Consultation)(England)) Direction 2009
- (2) the Education Department be advised of the Committee's strong preference that the Section 106 Planning Obligation/legal Agreement financial contribution for remodelling or extending of a local primary school be targeted primarily at Childer Thornton Primary School.