



Chairman - Councillor F Beatty

Present (for all or part of the meeting):-

Councillors:

K M Aspin

B M Cross

M G Dodson

P C Edgeller

B McKeown

D M McNaughton

A Nixon

J P Read

J S Powell

M J Winnington

Also present:-

Councillors: R P Cooke - Cabinet Member (Resources Portfolio)
A F Reid - Cabinet Member (Economic Development and
Planning Portfolio)
A R McNaughton
A P Edgeller
L Nixon
A J Sandiford

Officers in attendance:-

C Forrester - Deputy Chief Executive (Resources)
J Aupers - Head of Business Support and Assurance
D Piper - Head of Economic Development and Planning
M Smith - Economic Development and Regeneration Manager
S Birdi - Interim Development Manager
A Yendole - Planning Policy Manager
J Boulton - Principal Planning Officer
C Hyde - Assistant Planner (Planning Policy)
J Allen - Democratic Services Officer

EDPR01 Apologies

Apologies were received from Councillors E L Carter, A D Hobbs, P A Leason, A M Loughran and D P Rouxel.

EDPR02 Section 106 Update

Principal Planning Officer and Planning Policy Manager delivered the presentation which included explanations of when a S106 agreement exists, what it can be used for and how a member can be involved in potential projects.

The officers referred to the Infrastructure Funding Statement for 2024-25 which was published December 2025. It was noted that this is a backward facing document covering the previous financial year, therefore, the current picture has moved on since it was published.

A summary of projects was listed. It was noted that for a large project like Rowley Park, it can take longer to start the project as will be using funds from multiple developments.

Members were encouraged to enquire about the funding in their ward and to create a list of projects their community would benefit from, working together with the Parish Councils. Members should then approach officers early in the consultation process on planning applications. However, it is important to remember that the S106 function is to mitigate the impact of the development and the relevant project needs to benefit the area according to policies within the current adopted Local Plan (Plan for Stafford Borough 2011-2031).

It was clarified that the number of affordable houses in the report should be 199.

Action: - Officers to find out the legal opinion regarding using S106 money to buy land where the ward doesn't have any spare land available for delivery of projects.

There needs to be an evidence base for projects, for example, spending S106 on heritage assets.

Action: - Members requested improved communication with Officers to enable them to pass on ideas for the use of the S106 money in their wards.

It was confirmed that S106 agreements and associated project delivery will continue after Local Government Reorganisation has happened and the agreements will be moved to the new authority.

It was noted that a S106 project template was created in 2022 for ward members which is still available for use. Members were referred to the template to complete for potential projects in their ward.

Presentation and template to be circulated with the minutes.

RESOLVED:- that

- (a) in accordance with the powers delegated to the Committee the contents of the report and presentation be noted;
- (b) Officers to find out legal opinion for buying land with S106 money;
- (c) Officers to consider improved methods of communication with members regarding potential projects in their wards.

CHAIR