DATED Nineteenth December 2011

1) HARBOT BUILDERS LIMITED

to

(2) HINCKLEY & BOSWORTH BOROUGH COUNCIL

UNILATERAL UNDERTAKING

pursuant to s106 Town and Country Planning Act 1990
relating to development on land at the rear of 132-136 main Street Markfield
Leicestershire

HINCKLEY AND BOSWORTH BOROUGH COUNCIL
COUNCIL OFFICES
ARGENTS MEAD
HINCKLEY
LEICESTERSHIRE

THIS DEED OF UNDERTAKING is dated Nineteenth December 2011

and is given by

HARBOT BUILDERS LIMITED (Co Reg No 4141846) of 67 Carlisle Street Leicester LE3 6AG ("The Owner")

(2) HINCKLEY & BOSWORTH BOROUGH COUNCIL of Council Offices, Argents Mead, Hinckley, Leicestershire LE10 1BZ ("The Council")

BACKGROUND

(A) The Council is the local planning authority for the purposes of the 1990 Act for the Site

(B) The Owner is the Registered Proprietor with Title Absolute under Title Numbers LT 395619 and LT 173489

(C) The Owner has submitted the Planning Application to the Council and the Council has resolved to grant the Permission subject to conditions on completion and delivery of this Undertaking without which planning permission would not be granted

1. DEFINITIONS

In this deed the following words and phrases have the meanings shown opposite:

1990 Act	the Town and Country Planning Act 1990 (as amended)
Commencement of Development	the commencement of the Development by the carrying out of any of the operations specified in Section 56 (4) of the 1990 Act save that for the purposes of this deed the term is not to include operations in connection with site clearance, demolition, archaeological investigation, for the purposes of assessing contamination, remedial action in respect of any contamination, or of assessing the need for any diversion and laying of services and the erection of means of enclosure for the purposes of site security and / or the display of advertisements
the Development	the development of the Site in accordance with the Permission.
Off-Site Open Space Contribution	the sum of Nine Hundred and Thirty Eight Pounds and Ten

	Pence (£938.10) towards the provision and maintenance of open space facilities and equipment at Mayflower Close Markfield comprising the sum of Six Hundred and Thirteen Pounds and Thirty Five Pence (£613.35) towards the provision of equipment (" the Provision Sum") and the sum of Three Hundred and Twenty Four Pounds and Seventy Five Pence (£324.75) towards the maintenance of such facilities and equipment ("the Maintenance Sum")
the Plans	the plans annexed
the Planning Application	the application for planning permission under Council reference number 11/00806/FUL the demolition of workshop and store and erection of single-storey dwelling.
the Permission	the planning permission proposed to be granted in the form and subject to the conditions annexed or other conditions notified to the Council as accepted by the Owner for the purposes of this deed of obligation
the Site	the land the subject of the Planning Application shown on the Plans for the purposes of identification only outlined red and being the land included respectively in title numbers LT 173489 and LT 395619

2. FORMAL PROVISIONS

This undertaking :

2.1 is given by the Owner to the Council

2.2 is given pursuant to and for the purposes of Section 106 of the 1990 Act

2.3 is given with the intent to bind the Owner's freehold interest in the Site and his successors in title and any person claiming an interest in the Site or any part of the Site through or under him as if that person had been an original covenanting party in respect of the interest held by him PROVIDED ALWAYS that this Undertaking shall not bind any person or persons after they have disposed of all or the relevant part of their interest in the Site but without prejudice to the liability of any such person for any subsisting breach of this Undertaking prior to parting with such interest

2.4 is enforceable by the Council as the Local Planning Authority

2.5 is executed by the Owner as a deed.

2.6 is a planning obligation for the purposes of section 106 of the 1990 Act

3. CONDITIONS PRECEDENT

The covenant by the Owner in clause 4 is conditional and shall not take effect until the later of the following two dates:-

3.1 the date written notification of the Permission is issued; and

3.2 the date of Commencement of the Development

3.3 but if the Permission is at any time revoked before Commencement of the Development then the covenants on the part of the Owner will cease to have effect.

4. OWNER'S COVENANT

4.1 No Development shall commence unless and until the off-site open space contribution has been paid by the Owner to the Council

6. DECLARATIONS

The Owner declares

6.1 for the purposes of avoiding doubt, nothing in this deed is intended to prohibit or restrict or limit the right of any person to develop the Site in accordance with any planning permission (other than the Permission) granted after the date of this deed

6.2 this deed is a Local Land Charge and shall be registered as such.

6.3 He will pay the Council's fee of £200 in relation to the drafting and completion of this deed such payment to be made on the date of completion

Executed as a Deed by the Owner on the date stated at the beginning of it.

Executed as a deed by Harbot Builders Limited acting by a director in the presence of;

[redacted]

Witness signature [redacted]

Name[print] F M SPARKES

Occupation OFFICE MANAGER

Address 67 CARLISLE STREET.
LEICESTER LE3 6AH