

**PLANNING COMMITTEE MEETING: 12<sup>th</sup> March 2009**

**PLANNING APPLICATION FOR DETERMINATION BY THE LTGDC**

**ADDENDUM REPORT OF THE DIRECTOR OF PLANNING**

<b>UDC CASE NUMBER:</b>	LTGDC-08-170-FUL	<b>DATE MADE VALID:</b>	08/12/2008
<b>APPLICATION NUMBER:</b>	08/01431/REG3/LBBD	<b>TARGET DATE:</b>	09/03/2009

<b>APPLICANT:</b>	LBBD Housing Strategy and Property Services
<b>AGENT:</b>	Halcrow
<b>PROPOSAL:</b>	Erection of a part 4/part 20 storey building comprising offices, café and 96 flats together with six 3 storey 4 bedroom houses.
<b>LOCATION:</b>	William Street Quarter (formerly the Lintons estate), Linton Road, Barknig, Essex

**1. SUMMARY**

1.1 The purpose of this report is to provide further information regarding Section 9.11 of the main report relating to Section 106 Obligations and the Corporation's Community Benefit Strategy. It is still recommended that completion of the S106 agreement be delegated to the Director of Planning.

**2. ANALYSIS**

2.1 Detailed financial appraisals have now been received for both phases of the development and are being assessed by our consultant. The applicants have suggested a number of items that they say should be considered as 'offsets' under the Corporation's Planning Obligations and Community Benefits Strategy (POCBS) which would reduce the total discounted standard charge figure to be applied to the development which forms part of this application from £612,000 to zero. Of these, only the cost of the proposed energy centre can be considered as a potential offset since it is a physical provision as part of this development which will serve this development and other development in the area. .

2.2 Other 'offsets' proposed by the applicant relate to affordable housing above the default position of 35% assumed by the POCBS, land for the business centre, shell and core building costs for the business centre and the capital cost of the

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community centre in phase 2 of the development. The business centre, although clearly an inherent benefit of the development to be given some positive weight in the determination of the application is not an infrastructure need identified in the Corporation's strategy or similar to any such need identified in the strategy and so does not justify being offset against the financial sums payable. Land costs for infrastructure are not in any event counted as offsets under the Corporation's strategy. It is considered desirable to ensure that the business centre is provided as part of the section 106 agreement so a slight amendment to the recommendation to secure this is now recommended.

- 2.3 The community centre as stated by the applicant forms part of phase 2 of the overall proposed development and therefore cannot be used as an offset on phase 1 which is the subject of this application.
- 2.4 The affordable housing at an intended level of 100% in the application proposals is clearly something to be weighed in the overall planning balance and its impact on viability will be considered by our consultant.
- 2.5 The applicants have recognised that there will be a need for extra capacity in education provision, particularly at reception and primary levels, as a result of the development. They are therefore willing to offer a contribution, as yet unspecified towards this which, under the terms of the Corporation's adopted strategy would not be ringfenced.

### **3. RECOMMENDATION**

- 3.1 That the Committee agree the recommendation as detailed at Section 11 of the main report subject to an additional provision to secure the provision of the business centre in the section106 agreement..

**CASE OFFICER:** Peter Minoletti