

PLANNING COMMITTEE MEETING: 12 August 2010

S106 PLANNING OBLIGATIONS MONITORING Q1 2010/11

REPORT BY THE DIRECTOR OF PLANNING

1. SUMMARY

This report provides a quarterly update on the Section 106 agreements (S106) that the Development Corporation has agreed and signed in the first quarter of 2010/11.

2. RECOMMENDATION

It is RECOMMENDED that the contents of this report are noted.

3. SUMMARY OF S106 AGREEMENTS AGREED AND SIGNED Q1 2010/11

3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (April-June 2010). For further details of the clauses contained within these agreements, please see the database reports at Appendix 1.

3.2 **Pending S106 agreements in Q1 2010/11** (Resolution to grant permission by Committee:

Case No	Address	Description of Development	Committee Date
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	Erection of a part 9, part 11 storey, 188 bedroom budget hotel with ground floor restaurant, 1 disabled parking space, 8 motorcycle parking spaces, 12 bicycle spaces and ancillary development.	13-May-2010

3.3 **Signed S106 agreement in Q1 2010/11**

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-09-101-FUL	Telehouse West, Coriander Avenue, London, E14 2AA	Erection of a three storey sub-station and relocation of 32 car parking spaces and cycle stands onto a new concrete slab over existing linear pond and associated works	n/a	09-April-2010
LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town	Outline planning permission for up to 60,600m2 comprising retail (A1, A2, A3, A4 and A5), offices (B1), residential (C3) and market, incorporating detailed permission for development of land to the south of Barking Road including 1-19 Rathbone Market for 25,907m2 comprising retail (A1, A2, A3, A4 and	30-March-2010	19-April-2010

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		A5), residential (C3)		
LTGDC-09-064-FUL	150 High Street, Stratford	Alterations during the course of construction to planning permission reference 07/01166/LTGDC dated 19 December 2007 involving the development of six new buildings of between 7 and 43 storeys (plus roof plant level) and restoration of Warton House to provide 2,797 sqm of retail/commercial/community floor space for Class A1-A4/B1/D1 uses and 639 number one, two, three and four bedroom residential units (Class C3), 65 units of extra care	21-April-2010	12-May-2010
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP	Demolition of existing building and construction of a 26 storey mixed use tower with a three storey basement comprising retail (A1) and office (B1) floor space and 280 residential units (c3) with associated car and cycle parking, and landscaped amenity space at ground floor levels.	13-December-2007	28-May-2010
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London,	Redevelopment of site comprising the erection of a six and eleven storey building to provide 7 affordable B1 units and 68 residential units together with 12 car parking spaces, riverside walkway and public forecourt.	14-May-2009	25-June-2010

Date: July 2010

APPENDIX 1:

Details of all S106 agreements agreed and signed in Q1 2010/11

Q1 Quarterly Report: S106 Cases Resolved By Committee 01.04.10 - 30.06.10



LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-09-100-FUL	Kwik Fit Euro Ltd 1 - 4 Park Lane Stratford London E15 2JG	13-May-2010	LTGDC Committee resolved to APPROVE on 11 February 10 subject to referral to the Mayor and a S106 Agreement	£192,654
Erection of a part 9, part 11 storey, 188 bedroom budget hotel with ground floor restaurant, 1 disabled parking space, 8 motorcycle parking spaces, 12 bicycle spaces and ancillary development.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other Public Realm Green Travel Plan Other Local Labour	£192,654 for range of initiatives including public realm works, skills training and parking management S278 Agreement to fund and implement the necessary highway and footway works to Park Lane, High Street and Jupp Road West; Travel Plan; DAISY (Dockland Arrival Information System) screens in the hotel reception area; Local Goods and Services and Local Labour Scheme	Local Infrastructure	£192,654

Total Across Reported Agreements **£192,654**

Q3 Quarterly Report: S106 Cases Signed 01.04.10 - 30.06.10

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
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LTGDC-09-101-FUL	Telehouse West, Coriander Avenue, London, E14 2AA		Grant Full Permission on 09/04/2010. Decision issued on 09/04/2010.	
Erection of a three storey sub-station and relocation of 32 car parking spaces and cycle stands onto a new concrete slab over existing linear pond and associated works				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	Deed of variation to 08-128 - see entry under that agreement - no change to clauses, only reference to new permission		

LTGDC-08-165-OUT	Rathbone Market, Barking Road, Canning Town, East London E16	30-March-2010	Grant Outline Planning Permission on 19/04/2010. Decision issued on 19/04/2010.	£ 1,039,500
Outline planning permission for up to 60,600m2 comprising retail (A1, A2, A3, A4 and A5), offices (B1), residential (C3) and market, parking for residential and market traders and associated highway infrastructure, public realm works and provision of open space; incorporating detailed planning permission for development of land to the south of Barking Road including 1-19 Rathbone Market for 25,907m2 comprising retail (A1, A2, A3, A4 and A5), residential (C3), parking for residential and associated highway infrastructure and public realm works, in buildings ranging from 2 to 22 storeys in height.				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Affordable Housing	Provision of affordable housing		
Green Travel Plan	Submission of and adherence to a Travel Plan		
Local Labour	Submission of and adherence to a Local Labour Commitment Scheme		
Public Realm	Carrying out and completion of Children's Play Space within the development		
Parking Traffic Management	Submission of and adherence to a Car and Bicycle Parking Management Scheme		
Other	Assessment, monitoring and carrying out of mitigation measures in relation to television and domestic radio services reception		
Other	Works in kind (value of £5,080,500) public toilets, A13 subway improvements, a Local Service Centre and library and public open space		
Financial LLV Pooled Fund	Payment of LTGDC's standard charge in accordance with its Planning Obligations Community Benefit Strategy	LLV Pooled Fund	£1,039,500
Public Realm	Carrying out and completion of highway and public realm works (including works to the A13 subway)		
Public Realm	Access to public open space		
Transfer/Safeguarding of Land	Carrying out, completion and transfer of the "Front Office" floor space (including Local Service Centre and library)		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
LTGDC-09-064-FUL	150 High Street Stratford, E15	21-April-2010	Grant Full Permission on 12/05/2010. Decision issued on 12/05/2010.	
Alterations during the course of construction to planning permission reference 07/01166/LTGDC dated 19 December 2007 involving the development of six new buildings of between 7 and 43 storey's (plus roof plant level) and restoration of Warton House to provide 2,797 sq.m of retail/commercial/community floor space for Class A1-A4/B1/D1 uses and 639 number one, two, three and four bedroom residential units (Class C3), 65 units of extra care, plus associated car and cycle parking, landscaping, and all associated enabling works under the provisions of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.(THIS APPLICATION IS ACCOMPANIED BY AN ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT).				
CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY		FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund	Please see main agreement 07/01166 - different number of units, hence different tariff			
LTGDC-07-092-FUL	Station House, Station Street, Stratford, London E15 1AP (Olympian Tower)	13-December-2007	Grant Full Permission on 28/05/2010. Decision issued on 02/06/2010.	£ 6,900,000
Demolition of existing building and construction of a 26 storey mixed use tower with a three storey basement comprising retail (A1) and office (B1) floor space and 280 residential units (c3) with associated car and cycle parking, and landscaped amenity space at ground floor levels.				
CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY		FINANCIAL CONTRIBUTION
Affordable Housing	Affordable Housing provision and scheme			
Other	Detailed design			
Financial Other	£4,950,000 contribution towards the provision of off-site affordable housing;	Affordable Housing		£4,950,000
Financial LLV Pooled Fund	£1,950,000 DSC contribution and deferred charge as applicable	LLV Pooled Fund		£1,950,000
Local Labour	Local Labour commitment			
Local Labour	Local Goods and Services commitment			
Green Travel Plan	Green Travel Plan			
Parking & Traffic Management	Car Club			
Public Realm	Section 278 agreement to renew and reinstate footways surrounding the site - footway works scheme			
Parking & Traffic Management	A commitment to prevent future occupiers being issued with car parking permits for the Stratford Controlled Parking Zone			
LTGDC-09-004-FUL	Devon Wharf, Leven Road, Tower Hamlets, London, E14 0LL	14-May-2009	Grant Full Permission on 25/06/2010. Decision issued on 25/06/2010.	£ 660,000
Redevelopment of site comprising the erection of a six and eleven storey building to provide 7 affordable B1 units and 68 residential units together with 12 car parking spaces, riverside walkway and public forecourt.				
CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY		FINANCIAL CONTRIBUTION
Financial LLV Pooled Fund	A financial contribution towards community infrastructure	LLV Pooled Fund		£660,000
Transfer/Safeguarding of Land	Works in Kind for the provision public square to value of £131,000			

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
Affordable Housing Other Green Travel Plan Other	not less than 16 AH units Affordable business space - for not less than 7 years Car permit free development and car club Public access to the square and riverside walkway			

Total Across Reported Agreements **£ 8,599,500**