

## **PLANNING COMMITTEE MEETING: Wednesday 26 January 2011**

### **S106 PLANNING OBLIGATIONS MONITORING Q3 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 third 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 Q3 2010/11**

3.1 The following tables summarise the S106 agreements agreed and signed in the previous quarter (October-December 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 Q3 2010/11 (Resolution to grant permission by Committee:

<b>Case No</b>	<b>Address</b>	<b>Description of Development</b>	<b>Committee Date</b>
LTGDC-10-102-FUL	Units 1-6 and 8 - 12 Beam Reach Business Park, Consul Avenue, Rainham	A hybrid application for the development of plots 1, 2, 3, 4, 5 & 9 (full details) and plots 6, 8, 10, 11 & 12 (outline) Beam Reach 5 Business Park. Full application for a Refrigerated Distribution Centre	11-November-2010
LTGDC-10-115-FUL	Land at Salway Road / Great Eastern Road, Stratford	Erection of a five storey building to provide 8,596m <sup>2</sup> of new academic floorspace (Use Class D1) to be used for higher education purposes	11-November-2010
LTGDC-10-100-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham	Erection of an enhanced sewage sludge digestion facility including relocation of existing workshop building	09-December-2010

Meeting: 26 January 2011  
 Agenda Item: 7  
 Report No: LTGDC/11/PC06

### 6.3 Signed S106 agreement in Q3 2010/11

Case No	Address	Description of Development	Committee Date	Date Signed
LTGDC-09-042-FUL	60 River Road Barking Essex	Change of Use from Storage and Distribution (Use Class B8) to a Materials Recycling Facility (Use Class Sui Generis) including the installation of a concrete batching plant (part retrospective)	08/09/09	06/10/10
LTGDC-10-090-FUL	Site of 160-188 High Street, Stratford, London	Variation of Conditions 5 (Grease Trap), 9 (Mechanical Ventilation), 28 (Buffer Zone), and 33 (Children`s Play Space Strategy) attached to Permission Reference 08/00973/LTGDC/LBNM	03/08/10	08/10/10
LTGDC-10-076-WAS	Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW	Construction and operation of a culvert and associated infrastructure to intercept storm flows and transfer to the Station F shaft associated with the Lee Tunnel scheme (Planning Permission 08/01159/LTGDC)	07/10/10	05/11/10
LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	Erection of 22-storey, 187-bedroom hotel together with restaurant, bar and function room facilities, with associated landscaping and basement parking, and commercial units (A1, A2, A3, A4, B1, D1, or D2 use) to ground floor and first floor (715sqm)	12/08/10	17/11/10

**Date:** January 2011

#### **APPENDIX 1:**

Details of all S106 agreements agreed and signed in Q3 2010/11

# Q3 Quarterly Report: S106 Cases Resolved By Committee 01.10.10 - 31.12.10

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
------------	--------------	----------------	--------	------------------------------

LTGDC-10-102-FUL	Units 1-6 and 8 -12 Beam Reach Business Park, Consul Avenue, Rainham, Essex, Rm13 8GJ	11-November-2010	LTGDC Committee resolved to APPROVE on 11/11/10 subject to Mayor and S106	£922,000
------------------	---	------------------	---	----------

A hybrid application (part outline planning permission, part full planning permission) for the development of plots 1, 2, 3, 4, 5 & 9 (full details) and plots 6, 8, 10, 11 & 12 (outline) Beam Reach 5 Business Park, Rainham, Essex.  
Full application for a Refrigerated Distribution Centre (Use Class B8) and ancillary accommodation (42,000 sqm), associated Vehicle Maintenance Unit (1,795 sqm), Distribution Centre Processing Facility (10,635 sqm), associated hard standing areas, HGV

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	Highways works	Public Realm	£150,000
Financial Other	public realm improvements	Public Transportation	£50,000
Financial Other	Bus stops	Public Transportation	£40,000
Financial Other	railway station contribution	Public Transportation	£500,000
Financial Other	public art contribution	Public Realm	£80,000
Financial Other	Local labour contribution	Education	£100,000
Financial Other	monitoring contribution	Education	£2,000

LTGDC-10-115-FUL	Land at Salway Road/Great Eastern Road, Stratford, E15 1NS	11-November-2010	LTGDC Committee resolved to APPROVE on 11/11/10 subject to S106	£32,000
------------------	--	------------------	---	---------

Erection of a five storey building to provide 8,596m2 of new academic floorspace (Use Class D1) to be used for higher education purposes including teaching space, a lecture theatre, ancillary offices, rehearsal space, music rooms, café and advice centre together with a private student and staff garden, bicycle storage, landscaping and open space resurfacing.

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Local Labour	Local goods and services		
Parking Traffic Management	reduced car development		
Financial Other	contribution re loading restrictions	Parking Traffic Management	
Financial Other	CPZ	Parking Traffic Management	£30,000
Parking Traffic Management	S247 - stopping up		
Financial Other	monitoring contribution	Education	£2,000
Public Realm	S278 highways agreement		

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
------------	--------------	----------------	--------	------------------------------

LTGDC-10-100-WAS	Beckton Sewage Treatment Works, Jenkins Lane, East Ham, London IG11 0AD	09-December-2010	LTGDC Cttee resolved to APPROVE on 09 12 10 subject to Mayor and S106	
Erection of an enhanced sewage sludge digestion facility including relocation of existing workshop building				

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Public Realm	Odour Management Plan and annual audit		

<b>Total Across Reported Agreements</b>	<b>£954,000</b>
---	-----------------

# Q3 Quarterly Report: S106 Cases Signed 01.10.10 - 31.12.10

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
------------	--------------	----------------	--------	------------------------------

LTGDC-09-042-FUL	60 River Road Barking Essex IG11 0DU		Grant Full Permission on 08/09/2009. Decision issued on 06/10/2010.	£ 10,000
------------------	--------------------------------------	--	--	----------

Change of Use from Storage and Distribution (Use Class B8) to a Materials Recycling Facility (Use Class Sui Generis) including the installation of a concrete batching plant (part retrospective) and associated development (resubmission of DC/08/01076/FUL)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other Carbon Offset/ Sustainability Local Labour Other	Streetscape contribution Energy scheme Local labour - work with Council Implementation notice	Environmental Improvements	£10,000

LTGDC-10-090-FUL	Site of 160-188 High Street, Stratford, London E15 2PD		Grant Full Permission on 03/08/2010. Decision issued on 08/10/2010.	
------------------	--	--	--	--

Variation of Conditions 5 (Grease Trap), 9 (Mechanical Ventilation), 28 (Buffer Zone), and 33 (Children's Play Space Strategy) attached to Planning Permission Reference No. 08/00973/LTGDC/LBNM dated 10/03/2009

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Other	please see main agreement 07-133 - undertaking related to variation of conditions		

LTGDC-10-076-WA S	Abbey Mills Pumping Station, Abbey Lane, Stratford, London E15 2RW		Grant Full Permission on 07/10/2010. Decision issued on 05/11/2010.	
----------------------	--	--	--	--

Construction and operation of a culvert and associated infrastructure to intercept storm flows and transfer to the Station F shaft associated with the Lee Tunnel scheme (Planning Permission 08/01159/LTGDC)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION

LTGDC CASE	SITE ADDRESS	COMMITTEE DATE	STATUS	TOTAL FINANCIAL CONTRIBUTION
------------	--------------	----------------	--------	------------------------------

Other  
 Other  
 Other

Thames Water will not bring the Lee Tunnel at the Abbey Mills Pumping Station Site into operation until it has completed construction of either the Development or the Connection Tunnel.  
 Thames Water may only implement either the Development or the Connection Tunnel but not both.  
 Thames Water will comply with the obligations in Schedule 2 (the planning permission) of the Section 106 Agreement as if those obligations bound the Development Site.

LTGDC-10-055-FUL	Car Park to Rear of Trocoll House, Wakering Road, Barking	12-August-2010	Grant Full Permission on 12/08/2010. Decision issued on 17/11/2010.	£ 100,000
------------------	---	----------------	--	-----------

Erection of 22-storey, 187-bedroom hotel together with restaurant, bar and function room facilities, with associated landscaping and basement parking, and commercial units (A1, A2, A3, A4, B1, D1, or D2 use) to ground floor and first floor (715sqm)

CLAUSE TYPE	CLAUSE DETAILS	SPEND CATEGORY	FINANCIAL CONTRIBUTION
Financial Other	financial contribution of £100,000 towards the Barking Station public realm improvements	Public Realm	£100,000
Local Labour	Local labour / goods and services provision.		
Public Realm	highways works		

<b>Total Across Reported Agreements</b>				<b>£ 110,000</b>
---	--	--	--	------------------