

Meeting:	Development Management Committee
Date:	25 th February 2009
Subject:	Land to the north side of Greenhill Way, Harrow
Responsible Officer:	Hugh Peart – Director of Legal and Governance Services
Portfolio Holder:	Councillor Marilyn Ashton, Portfolio Holder for Planning Development and Enterprise
Exempt:	No
Enclosures:	None

Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement (“the Agreement”) relating to land to the north side of Greenhill Way, Harrow (“the Site”) and also seeks approval of a change to the provision of affordable housing. The Strategic Planning Committee approved heads of terms for the Agreement on 23 July 2008.

Recommendations:

The Committee is requested to:

1. Extend the time for completion of the Agreement by two calendar months from the date of this meeting.
2. Approve a change in the provision of affordable housing from nine units comprising three social rented and six shared ownership to nine units comprising three social rented and six intermediate ownership

Reason: (For recommendation)

To enable settlement and execution of the Agreement.

Section 2 – Report

On 23 July 2008, the Strategic Planning Committee resolved to grant planning permission (ref no: P/1721/08) for the redevelopment of a former car park to provide a block of 37 flats with associated parking (resident permit restricted), subject to completion of the Agreement within six months of the committee date.

The broad terms for the Agreement approved by the Committee relate to the provision of affordable housing in a mix of three social rent and six shared ownership dwellings.

Negotiations of the Agreement between the applicant and the Council have progressed well and the agreement has now been reached between the parties as to the precise content of the agreement. However, it has not proved possible to complete the agreement within the timescale set by Committee.

As part of these negotiations, the applicant has requested that the requirement to provide shared ownership dwellings be amended to intermediate ownership dwellings because of the current economic climate. This request has been discussed with the Affordable Housing – Enabling team and they are content with the provision of intermediate housing in this particular instance; they have advised that shared ownership is included within in the general definition of intermediate housing in any event and that due to the current economic climate the government has recently developed another intermediate housing product (the Intermediate Rent to Homebuy (shared ownership) option), with the specific aim of further assisting first time buyers to enter into home ownership.

Financial Implications

The proposed recommendation raises no financial implications. The developer will bear the costs of completing the Agreement.

Performance Issues

None

Risk Management Implications

None.

Section 3 - Statutory Officer Clearance

Name: Sheela Thakrar

on behalf of the*
Chief Financial Officer

Date: 16 February 2009

Name: Abiodun Kolawole

on behalf of the*
Monitoring Officer

Date: 11 February 2009

Section 4 - Contact Details and Background Papers

Contact: Louise Humphreys – Consultant Planning Solicitor, 020 8424 9239

Background Papers:

Officer Report to Strategic Planning Committee dated 23 July 2008

Minutes of Strategic Planning Committee dated 23 July 2008

If appropriate, does the report include the following considerations?

1.	Consultation	NO
2.	Corporate Priorities	NO