

Meeting:	Strategic Planning Committee
Date:	10 <sup>th</sup> January 2007
Subject:	Section 106 Agreement relating to White Lion Football Ground, Burnt Oak Broadway Edgware Road
Key Decision: (Executive-side only)	No
Responsible Officer:	Director of Legal Services
Portfolio Holder:	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 relating to White Lion Football Ground, Burnt Oak Broadway, Edgware (the Site). The Development Control Committee approved heads of terms for the section 106 Agreement on 6<sup>th</sup> September 2006.

### **RECOMMENDATIONS:**

Extend the time for completion of the section 106 Agreement by two months from 10<sup>th</sup> January 2007.

**REASON:** (For recommendation - Executive-side reports only)

## SECTION 2 - REPORT

On 6<sup>th</sup> September 2006 the Development Control Committee granted planning permission for redevelopment of the Site to provide 164 flats and 11 houses in nine blocks of three and five storey buildings, subject to completion of a section 106 Agreement (the Agreement) within three months of the committee date.

The Agreement is to provide, among other things, the following:

- a) payment to Harrow Council of a sum of £750,000 within fourteen days of execution of the Agreement for promotion of football development within the London Borough of Harrow
- b) provision of 52 units of affordable housing
- c) improvement of the existing or provision of a further pelican crossing at Burnt Oak Broadway up to a maximum amount of £85,000
- d) payment of £25,000 monitoring contribution to Harrow Council

The parties to the Agreement have concluded negotiations of the terms and the developer executed the final version of the Agreement. The Agreement was then forwarded to Barnet Council, as one of the parties, for sealing. It would, however, appear that the Agreement has now been lost in transit and there may be the need to send out fresh engrossments for execution.

The developer has paid all the sums due under the Agreement (including Harrow and Barnet Councils' legal fees) even though the parties have not yet completed the Agreement.

The Development Control Committee authority to complete the Agreement expired on 6<sup>th</sup> December 2006. An extension of two (2) months is required to formalise execution and completion of the Agreement particularly as fresh engrossments would have to be forwarded to all the parties.

## SECTION 3 - STATUTORY OFFICER CLEARANCE

Chief Finance Officer	<input checked="" type="checkbox"/>	Name: <b>Sheela Thakrar</b>
		Date: 08/01/07
Monitoring Officer	<input checked="" type="checkbox"/>	Name: <b>Adekunle Amisu</b>
		Date: 08/01/07

## SECTION 4 - CONTACT DETAILS AND BACKGROUND PAPERS

**Contact:** Abiodun Kolawole 020 8424 7663  
(Email: [abiodun.kolawole@harrow.gov.uk](mailto:abiodun.kolawole@harrow.gov.uk))

**Background Papers:**

Officer Report to Development Control Committee dated 6<sup>th</sup> September 2006

Development Control Committee Minutes dated 6<sup>th</sup> September 2006

**IF APPROPRIATE, does the report include the following considerations?**

1.	Consultation	YES/ NO
2.	Corporate Priorities	YES / NO
3.	Manifesto Pledge Reference Number	