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| Meeting:                               | Strategic Planning Committee   |
| Date:                                  | 5 December 2007  |
| Subject:                               | Section 106 Agreement in respect of William Ellis Sports Ground, Camrose Avenue, Edgware (P/1282/07/CFU) |
| Key Decision:<br>(Executive-side only) | No   |
| Responsible Officer:                   | Graham Jones, Director of Planning, Development and Enterprise   |
| Portfolio Holder:                      | Councillor Marilyn Ashton  |
| Exempt:                                | No   |
| Enclosures:                            | None   |

## Section 1 – Summary and Recommendations

This report seeks an extension of time to complete a Section 106 Agreement relating to William Ellis Sports Ground, Camrose Avenue (the Site). On 10 September 2007, the Strategic Planning Committee granted planning permission in respect of the Site subject to the applicant entering into a Section 106 Agreement on the approved heads of terms within three months.

### **Recommendations:**

The Committee is requested to resolve to extend the time for completion of the Section 106 Agreement for the Site by a period of three months from 9 December 2007 (when it expires) until 9 March 2008.

### **Reason: (For recommendation)**

To enable settlement and execution of the Section 106 Agreement.

## **Section 2 – Report**

- 2.1 On 10 September 2007, the Strategic Planning Committee resolved to grant planning permission for the construction on the Site of a one form primary school, external parking, access and car parking subject to completion of a Section 106 Agreement within three months of the committee date. The date for completion is due to expire on Sunday, 9 December 2007.
- 2.2 The broad terms for the Section 106 approved by Committee include (amongst others) a significant contribution of £500,000 for the improvement of football facilities at the retained part of William Ellis Sports Ground and shared use of the school's playing facilities once constructed. These were material planning considerations for Committee. It is therefore essential to settle the detailed provisions in the most effective manner for the Council.
- 2.3 Whilst negotiations of the Section 106 between the applicant and the Council have progressed well, it appears unlikely that the detailed provisions for the aforementioned obligations can be settled in time to formalise execution and completion of the Agreement by Friday, 7 December 2007 (the last working day before the time limit expires).
- 2.4 The parties appear close to resolution of the outstanding issues relating to the Section 106. To facilitate resolution, formal execution and completion of the Section 106 Agreement, Committee is requested to extend the time for completion of the Section 106 Agreement for the Site by a period of three months from 9 December 2007 (when it expires) until 9 March 2008.

### **Financial Implications**

- 2.5 The proposed recommendation raises no financial implications.

### **Performance Issues**

- 2.6 The proposed decision does not impact on performance.

### Section 3 - Statutory Officer Clearance

|                       |                                     |   |
|-----------------------|-------------------------------------|---|
| Name: Steve Tingle.   | <input checked="" type="checkbox"/> | on behalf of the*<br>Chief Financial<br>Officer |
| Date: 5 December 2007 |                                     |   |
| Name: Jessica Farmer  | <input checked="" type="checkbox"/> | on behalf of the*<br>Monitoring Officer         |
| Date: 5 December 2007 |                                     |   |

### Section 4 - Contact Details and Background Papers

Contact: Suzan Yildiz, Planning Lawyer, ext 5239.

Background Papers:

Officer Report to Strategic Planning Committee dated 10 September 2007

Minutes of Strategic Planning Committee dated 10 September 2007

If appropriate, does the report include the following considerations?

|    |                      |    |
|----|----------------------|----|
| 1. | Consultation         | NO |
| 2. | Corporate Priorities | NO |