

# REPORT FOR: **PLANNING COMMITTEE**

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**Date of Meeting:** 10 March 2010

**Subject:** Redevelopment of Rayners Lane Estate  
Phases E – H

**Responsible Officer:** Hugh Peart – Director of Legal and  
Governance Services

**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 the redevelopment of the Rayners Lane Estate Phases E – H (“the Site”). The Strategic Planning Committee approved heads of terms for the Agreement on 23 July 2008.

**Recommendation:**

The Committee is requested to extend the time for completion of the Agreement by three calendar months from 10 March 2010.

## **Section 2 – Report**

On 23 July 2008, the Strategic Planning Committee resolved to grant planning permission (ref no: P/0431/08) for the “redevelopment of Rayners Lane Estate (area bounded by Rayners Lane, Maryatt Avenue, Coles Crescent, Eliot Drive and Austen Road – Phases E to H) to provide 162 houses, 177 flats, car parking, public open space, new access road and pedestrian access” subject to the prior completion of a section 106 legal agreement within six months of the committee date and also subject to conditions.

The Agreement was required in order to provide for:

- affordable housing in accordance with the revised master plan for phases E to H
- a section 278 agreement to be made in respect of all works to the adopted highway
- the adoption and maintenance of open space
- payment of the Planning Administration Fee being 5% of the contribution minimum £500 to a maximum of £50,000

As the application was also subject to referral to the Mayor of London, negotiations with the Applicant on the precise terms of the Agreement did not commence until after clearance was received in November 2008. Thereafter negotiations were put on hold as the developer submitted an application for an alternative scheme for part of the site area (application reference P/1905/09). This alternative application was approved by the Committee at its meeting on 2 December 2009 and planning permission was issued on 22 December 2009 following completion of the relevant section 106 Agreement.

The Applicant has now confirmed that it wishes to complete the Agreement, subject of this report, as planning permission is required in order to comply with the terms of an ongoing bid for Kickstart funding.

Negotiations between the parties have now concluded and the Agreement is ready to be executed.

The Committee is therefore requested to extend the time for completion of the Agreement for the Site by a period of three calendar months from the date of the Committee meeting.

### **Financial Implications**

The proposed recommendation raises no financial implications. The costs incurred by the Council in negotiating the terms of the Agreement are, as is usual, to be paid by the Applicant.

### **Risk Management Implications**

None

## Corporate Priorities

The completion of this agreement and the subsequent grant of planning permission will contribute to the corporate priority of building stronger communities.

## Section 3 - Statutory Officer Clearance

Name: Kanta Hirani	<input checked="" type="checkbox"/>	on behalf of the Chief Financial Officer
Date: 12 February 2010		
Name: Abiodun Kolawole	<input checked="" type="checkbox"/>	on behalf of the Monitoring Officer
Date: 10 February 2010		

## 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	YES / NO
2.	Corporate Priorities	YES / NO