

Meeting:	Development Control Committee
Date:	15 March 2005
Subject:	14-20 High St. Wealdstone
Responsible Officer:	Director of Legal Services
Contact Officer:	Noreen Dunn
Portfolio Holder:	Keith Burchell
Key Decision:	No
Status:	Part I

Section 1: Summary

Decision Required

Extend the time for completion of the legal agreement to 19 May 2005

Reason for report

DCC authority for completion of the legal agreement expired on 27 January 2005 however the agreement has not yet completed.

Benefits

19 units of affordable housing as shared ownership/key worker housing subject to a nomination agreement will be provided as part of the Development

Cost of Proposals

The Council's legal costs concerning the agreement will be recovered from the developer

Risks

As contained in report

Implications if recommendations rejected

Planning Permission for the Development, which includes an affordable housing scheme, will not be granted

Section 2: Report

2.1 Brief History

On 28 July 2004 DCC resolved to grant planning permission at 14-20 High St. Wealdstone for : redevelopment of 62 flats, 2 live/work units, 1 retail unit in 5 storey buildings, parking and access off Palmerston Road (resident permit restricted) subject to completion of a legal agreement within six months of the resolution.

The s.106 agreement is to provide for, inter alia, an affordable housing scheme to provide 19 units as shared ownership/key worker housing with a nomination agreement.

The erstwhile owners were in process of selling the site and nothing was progressed by them concerning the s106 agreement until contracts for sale with the new owners were exchanged in December 2004. The new owners are most anxious to proceed with the agreement and obtain the planning permission as quickly as possible. The s106 is being agreed, however an extension of time of approximately two months is needed to complete.

2.2 Options considered

Not applicable

2.3 Consultation

Not applicable

2.4 Financial Implications

None

2.5 Legal Implications

As contained in the report

2.6 Equalities Impact

As contained in the report

Section 3: Supporting Information/ Background Documents

Planning Officer's original report to DCC 28 July 2004