



Walsall Council

*Development Control
Committee*

29th January 2008

REPORT OF THE HEAD OF PLANNING AND BUILDING CONTROL

Section 106 Quarterly Update Report 2007/08

1. PURPOSE OF REPORT

- i) To advise Members of the third quarter out turn information relating to completed Planning Obligations (section 106 agreements) that have been negotiated with planning permissions that were granted between 1st October and 31st December 2007.
- ii) To show a break down of the number of affordable houses negotiated and the level of contributions collected and due to be collected subject to the commencement of developments related to education, open space, health and other requirements.

2. RECOMMENDATIONS

- i) That the Committee notes the report.

3. FINANCIAL IMPLICATIONS

The briefing of members as to the outcome of individual Planning Obligations together with the total sums collected within the year will help inform and assure members of the accounting probity and monitoring that is being followed by officers.

4. POLICY IMPLICATIONS

Within Council policy. All planning applications relate to local and national planning policy.

5. LEGAL IMPLICATIONS

Planning Obligations are primarily negotiated as part of the determination of planning applications in accordance with Government Circular 5/2005, policy GP3

of Walsall Unitary Development Plan and adopted Supplementary Planning Documents.

6. **EQUAL OPPORTUNITY IMPLICATIONS**

None arising from the report.

7. **ENVIRONMENTAL IMPACT**

The impacts of planning decisions on the environment are considered as part of the consideration of the planning applications in accordance with local and national planning policies.

8. **WARD(S) AFFECTED**

All.

9. **CONSULTEES**

None

10. **CONTACT OFFICER**

David Elsworthy - Extension: 2409

11. **BACKGROUND PAPERS**

All published.

David Elsworthy, Head of Planning and Building Control

1. This is the third of a series of reports that will be reported to members of this Committee on a quarterly basis and subsequently made available to all members for information. It provides a summary of all Planning Obligations (Section 106 Agreements) that have been secured as part of the determination of planning applications in accordance with adopted policy of the Council. These details are set out in the attached Appendix and Members will note that the information has been broken down into the various types of contributions.
2. Section 106 of the Town & Country Planning Act 1990 enables developers to give unilateral undertakings, or local authorities to reach agreements with developers, for certain works to be carried out in association with a development. Circular 5/2005 states that Planning Obligations should be necessary to make the proposed development acceptable in planning terms; are relevant to planning and directly related in scale and kind to the proposed development. They must also be reasonable in all other respects.
3. The Council is required to comply with national planning policy in the form of guidance notes and Government Circulars together with policy GP3 of the Unitary Development Plan (UDP). The Government views planning obligations as useful instruments where they are necessary to a proposed development to overcome obstacles that would otherwise result in the refusal of planning permission. They must not be used to effectively buy planning permissions.
4. The Council currently collects contributions for education, affordable housing, open space and health care. This follows Supplementary Planning Documents (SPD) being adopted for the Affordable Housing in May 2005 Open Space in April 2006, Health Care in January 2007 and Education in March 2007 respectively. A draft SPD for 'Designing a better Walsall Design Guide' was presented to this Committee on 8th January 2008. It was resolved to advise the Cabinet of the Committee's agreement to the content of the proposed SPD subject to amendments to the proposed costs to developers. A revised version of the proposed thresholds and costs for public art will therefore be reported back to this Committee for further consideration. If adopted, the monetary contributions to Public Art will also be secured via Planning Obligations (Section 106) and will be collected and transferred by the Council in the same way as current S106 contributions.
5. Planning officers negotiate with applicants (and their agents) of planning applications submitted for residential development of 10 or more dwellings in consultation with Education Walsall for financial contributions where there is a lack of primary and secondary places in school catchments areas. Negotiations for affordable housing are triggered for developments of 25 or more dwellings in consultation with Housing Services and the health contributions are required for developments of 30 or more dwellings as set out in the UDP.
6. The planning application is reported to the Development Control Committee and the details of the proposed agreement are included in the report. At this stage this normally includes the heads of terms of what is required together with details of any reasons such as abnormal costs that the developer claims should be taken into account in reducing the requirements. Assuming the Committee resolves to approve the application then officers instruct Legal Services to complete the Planning Obligation prior to planning permission being issued. Therefore the collection of the contribution depends on whether the planning permission is

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| Application No | Print Address | Officer Name | Ward | DOE Type | Date Valid | Decision Date | Decision Detail | S106 Subject | S106 Details | Description of Proposal | S106 Sum Required | Amount Received | Received Date |
|----------------|--------------------------------------------------|-------------------|---------------------------|----------------------------------------------------------------------------------------------|------------|---------------|----------------------------------------|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------|-----------------|---------------|
| 07/1795/FL/W5 | 37-38,BRADFORD STREET,WALSALL, | Karon Hulse | St Matthews | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 24/12/07 | Grant Permission subject to conditions | UOS Commuted Sum | Towards provision of open space within wider area of site. Due 7 days after date of commencement. | 4 Storey Development To Provide Twenty Flats With Associated Undercroft Parking. | £28,834.00 | £0.00 | |
| 07/1795/FL/W5 | 37-38,BRADFORD STREET,WALSALL, | Karon Hulse | St Matthews | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 24/12/07 | Grant Permission subject to conditions | Education commuted sum | Towards provision of Secondary School education facilities within 3 miles of site. Due 7 days after date of commencement. | 4 Storey Development To Provide Twenty Flats With Associated Undercroft Parking. | £25,418.69 | £0.00 | |
| 07/1795/FL/W5 | 37-38,BRADFORD STREET,WALSALL, | Karon Hulse | St Matthews | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 24/12/07 | Grant Permission subject to conditions | Expirey Date for Contribution | The Council will repay any unused contributions within one month of five years from date of payment. | 4 Storey Development To Provide Twenty Flats With Associated Undercroft Parking. | £0.00 | £0.00 | |
| | | | | | | | | | | | | | |
| 07/1494/FL/W6 | BENTLEY HEALTH CLINIC,CHURCHILL ROAD,WALSALL, | Val Osborn | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/08/07 | 01/11/07 | Grant Permission | Education commuted sum | Towards provision of secondary education facilities within 3 miles of the site. Due on commencement. | Demolition Of Redundant Clinic And Erection Of 12 No. Apartments And 6 No houses | £26,529.55 | £0.00 | |
| 07/1494/FL/W6 | BENTLEY HEALTH CLINIC,CHURCHILL ROAD,WALSALL, | Val Osborn | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/08/07 | 01/11/07 | Grant Permission | Expirey Date for Contribution | Council to repay any unused sums within one month of 5 years from the date of payment. | Demolition Of Redundant Clinic And Erection Of 12 No. Apartments And 6 No houses | £0.00 | £0.00 | |
| 07/1494/FL/W6 | BENTLEY HEALTH CLINIC,CHURCHILL ROAD,WALSALL, | Val Osborn | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/08/07 | 01/11/07 | Grant Permission | POS Commuted Sum | Towards provision of open space within the area of the site. Due on commencement. | Demolition Of Redundant Clinic And Erection Of 12 No. Apartments And 6 No houses | £29,106.00 | £0.00 | |
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| 06/0465/FL/H1 | 111 CRESSWELL CRESCENT,BLOXWICH,WALSALL, WS3 2TR | Neville Ball (H1) | Bloxwich West | Householder developments (Including fences for domestic properties) | 25/04/06 | 11/01/08 | Grant Permission subject to conditions | Tree Contribution/Provision | To replace and maintain 3 trees for five years which are to be planted on the section of verge that will remain outside the boundary of the site | Two-storey side extension and change of use of verge to side to garden | £1,164.00 | £0.00 | |

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|------------------|--------------------------------------------------------------------|-------------------|---------------------------|----------------------------------------------------------------------------------------------|----------|----------|------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|--|
| 06/0465/FL/H1 | 111 CRESSWELL CRESCENT,BLOXWICH,WALSALL, WS3 2TR | Neville Ball (H1) | Bloxwich West | Householder developments (Including fences for domestic properties) | 25/04/06 | 11/01/08 | Grant Permission subject to conditions | Expiry Date for Contribution | Any unused contributions will be repaid within one month of 5 years from the date of payment. | Two-storey side extension and change of use of verge to side to garden | £0.00 | £0.00 | |
| 02/2122/FL-OL/M1 | Former Moxley Tip,Moxley Road,Darlaston | Bob Scrivens | Darlaston South | Application for manufacturing, storage and warehousing development, major(Over 1000sq.m) | 04/11/02 | 04/12/07 | Grant Permission subject to conditions | Other or Mixed (Please State in Detail Box) | From completion of the gas barrier vent trench (as notified to Council within 7 working days thereof), inspect, maintain and when necessary repair the trench until parties agree the trench is no longer required to be maintained for venting of landfill gas. | Reclamation strategy (detail) to secure development for informal recreational use and housing (outline). Application has not yet been determined. Additional information has been recently submitted on the implications of ground gas and land contamination on the site. | £0.00 | £0.00 | |
| 02/2122/FL-OL/M1 | Former Moxley Tip,Moxley Road,Darlaston | Bob Scrivens | Darlaston South | Application for manufacturing, storage and warehousing development, major(Over 1000sq.m) | 04/11/02 | 04/12/07 | Grant Permission subject to conditions | Other or Mixed (Please State in Detail Box) | Cause to be carried out by an independant chartered civil engineer an annual survey of the trench. Report the findings to the Council within one month of being carried out and submit for approval, proposals for any remediation works to the trench. Such approved remediation works to be diligently carried out within one month from date of approval. | Reclamation strategy (detail) to secure development for informal recreational use and housing (outline). Application has not yet been determined. Additional information has been recently submitted on the implications of ground gas and land contamination on the site. | £0.00 | £0.00 | |
| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompson | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | Expiry Date for Contribution | Council will repay any unused contributions within one month of five years from the date of payment. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £0.00 | £0.00 | |

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| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompso n | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | Highway Works | Towards the removal and relocation of zebra crossing. Due upon commencement. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £5,000.00 | £0.00 | |
| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompso n | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | Highway Works | Council will agree detailed plans and specifications with owner prior to commencement of relocation of Zebra Crossing and Council will serve notice of intention to commence works not less than two weeks prior to commencement date. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £0.00 | £0.00 | |
| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompso n | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | Highway Works | Council will undertake and complete the removal and relocation of the Zebra Crossing within 3 months of the commencement date and notify the owner within 7 days of completion of the same. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £0.00 | £0.00 | |
| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompso n | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | Highway Works | Should 3 moths be impossible by reason of circumstances, the Council will agree a later date with the owner. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £0.00 | £0.00 | |
| 07/0471/FL/W7 | LAND ADJACENT 15,BENTLEY ROAD NORTH,WALSALL, WEST MIDLANDS,WS2 0BZ | Andrew Thompso n | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 16/03/07 | 10/10/07 | Grant Permission Subject to Conditions and a Planning Obligation | POS Commuted Sum | Towards provision of Open Space within the wider area of the site. Due upon commencement. | Erection of 30 no. 1 & 2 bed flats and associated works (Reserved Matters application to outline planning permission 04/1197/OL/W7) | £5,800.00 | £0.00 | |
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| 07/1617/FL/E11 | Land at 39-67 Enterprise Drive, off Bridle Lane, Streetly, Walsall B74 2DY | Alison Deakin | Streetly | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 20/07/07 | 18/10/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | 20% (11) Affordable Housing - 5 x 2 bed apartments (plots 5, 6, 7, 28 and 29), 3 x 2 bed houses (plots 35 and 36) and 1 x 4 bed house (plot 13). No more than 75% of the open market dwellings to be occupied until all affordable units have been disposed of to an RSL. | Demolition of existing buildings and erection of 57no. two, three, four and five bedroom dwellings, garages and access road. | £0.00 | £0.00 | |
| 07/1617/FL/E11 | Land at 39-67 Enterprise Drive, off Bridle Lane, Streetly, Walsall B74 2DY | Alison Deakin | Streetly | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 20/07/07 | 18/10/07 | Grant Permission subject to conditions | Education commuted sum | Towards provision of secondary education facilities within 3 miles of the site. Due upon service of the implementation notice. | Demolition of existing buildings and erection of 57no. two, three, four and five bedroom dwellings, garages and access road. | £125,573.20 | £0.00 | |
| 07/1617/FL/E11 | Land at 39-67 Enterprise Drive, off Bridle Lane, Streetly, Walsall B74 2DY | Alison Deakin | Streetly | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 20/07/07 | 18/10/07 | Grant Permission subject to conditions | Expirey Date for Contribution | Any unused contributions to be repaid by Council within one month of three years from the date of final payment of the respective contributions received by the Council. | Demolition of existing buildings and erection of 57no. two, three, four and five bedroom dwellings, garages and access road. | £0.00 | £0.00 | |
| 07/1617/FL/E11 | Land at 39-67 Enterprise Drive, off Bridle Lane, Streetly, Walsall B74 2DY | Alison Deakin | Streetly | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 20/07/07 | 18/10/07 | Grant Permission subject to conditions | Healthcare Contribution | Towards Healthcare facilities. Due upon service of the implementation notice. | Demolition of existing buildings and erection of 57no. two, three, four and five bedroom dwellings, garages and access road. | £75,707.10 | £0.00 | |
| 07/1617/FL/E11 | Land at 39-67 Enterprise Drive, off Bridle Lane, Streetly, Walsall B74 2DY | Alison Deakin | Streetly | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 20/07/07 | 18/10/07 | Grant Permission subject to conditions | POS Commuted Sum | Towards provision of UOS within the wider area of the site. Due upon service of the implementation notice. | Demolition of existing buildings and erection of 57no. two, three, four and five bedroom dwellings, garages and access road. | £60,658.00 | £0.00 | |
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| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | 20% to be allocated as affordable housing. A plan must be submitted to the Council for approval prior to commencement showing the location of affordable housing. Not to occupy more than 50% of the open market dwellings until affordable units have been disposed of. | Outline: Residential Development | £0.00 | £0.00 | |
| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Education commuted sum | To be used towards provision of Secondary education at the most local Secondary school that serves the development. Due prior to occupation of 50% of dwellings. Contribution must be adjusted should the number of dwellings pursuant to planning permission be more or less than 61. | Outline: Residential Development | £113,000.00 | £0.00 | |
| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Expiry Date for Contribution | Any unspent contributions will be repaid by the Council within one month of expiry of three years from date of payment including 4.75% above the base lending rate of Barclays Bank PLC. | Outline: Residential Development | £0.00 | £0.00 | |

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| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Healthcare Contribution | Towards provision/improvement of healthcare within vicinity of the site. Contribution to be calculated based on Reserved matters application. Payment due prior to occupation of 50% of dwellings. | Outline: Residential Development | £0.00 | £0.00 | |
| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Highway Works | To be used towards works by Council to relocate the existing width restriction measures currently located in the vicinity of the site on Brockhurst Crescent and to install traffic calming features in the newly created residential frontage. Due prior to occupation of 80% of dwellings. | Outline: Residential Development | £40,000.00 | £0.00 | |
| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Other or Mixed (Please State in Detail Box) | The accoustic barrier fence shall be erected pursuant to condition no.5 of the planning permission. Should the adjacent land be developed as residential, the accoustic fence must be removed by the owner prior to occupation of any dwelling on the adjacent land. | Outline: Residential Development | £0.00 | £0.00 | |

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| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | Other or Mixed (Please State in Detail Box) | Inflation payment to be added to Highway's contribution from date due to date of payment. Due prior to occupation of 80% of dwellings. | Outline: Residential Development | £0.00 | £0.00 | |
| 07/1845/OL/W5 | LAND AT BROCKHURST CRESCENT, WALSALL | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 24/08/07 | 12/10/07 | Grant Permission subject to conditions | POS Commuted Sum | Towards provision of open space within vicinity of the site. Contribution to be calculated based on Reserved matters application. Payment due prior to occupation of 50% of dwellings. | Outline: Residential Development | £0.00 | £0.00 | |
| | | | | | | | | | | | | | |
| 06/0635/FL/W2 | LAND BETWEEN CASTLE STREET, THE GREEN, DARLASTON, WEST MIDLANDS | Marilyn Kowalski | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 04/05/06 | 23/11/07 | Grant Permission subject to conditions | Education commuted sum | Towards secondary school provision within vicinity of surrounding area of site. Due within 7 days of commencement. | Erection of 22no dwellings | £43,110.52 | £0.00 | |
| 06/0635/FL/W2 | LAND BETWEEN CASTLE STREET, THE GREEN, DARLASTON, WEST MIDLANDS | Marilyn Kowalski | Bentley & Darlaston North | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 04/05/06 | 23/11/07 | Grant Permission subject to conditions | Expirey Date for Contribution | Council to repay any unused contribution within one month of five years of the date of payment. | Erection of 22no dwellings | £0.00 | £0.00 | |
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| 07/0143/FL/E10 | LAND C/O MILL STREET, CANNON STREET, WALSALL, WEST MIDLANDS | Alison Deakin | Blakenall | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 26/01/07 | 18/10/07 | Grant Permission subject to conditions | Education commuted sum | Towards provision of education within wider area of site. Due seven days after commencement of the development. | Erection of 5 no. 2 bedroom houses, 6 no. 2 bedroom apartments and 1 no. 1 bedroom flats over garages | £17,000.00 | £0.00 | |
| 07/0143/FL/E10 | LAND C/O MILL STREET, CANNON STREET, WALSALL, WEST MIDLANDS | Alison Deakin | Blakenall | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 26/01/07 | 18/10/07 | Grant Permission subject to conditions | Expirey Date for Contribution | Any unused contributions will be repaid to payee within one month of three years from the date of payment. | Erection of 5 no. 2 bedroom houses, 6 no. 2 bedroom apartments and 1 no. 1 bedroom flats over garages | £0.00 | £0.00 | |

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| 07/0143/FL/E10 | LAND C/O MILL STREET, CANNON STREET, WALSALL, WEST MIDLANDS | Alison Deakin | Blakenall | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 26/01/07 | 18/10/07 | Grant Permission subject to conditions | POS Commuted Sum | Towards provision of open space within wider area of site. Due 7 days after commencement of the development. | Erection of 5 no. 2 bedroom houses, 6 no. 2 bedroom apartments and 1 no. 1 bedroom flats over garages | £8,000.00 | £0.00 | |
| 06/2209/OL/E9 | SHIRE OAK RESERVOIR, C/O CHESTER RO, LICHFIELD ROAD, BROWNHILLS, WALSALL, WEST MIDLANDS | Barbara Toy | Aldridge North and Walsall Wood | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/01/07 | 05/11/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | 25% required should total number of units comprise of 25 dwellings or more. To be provided as 50/50 split between shared ownership & social rent. Prior to commencement, owner to agree in writing with the Council the nature and timing of affordable units. | Outline: Residential development, access only to be considered. | £0.00 | £0.00 | |
| 06/2209/OL/E9 | SHIRE OAK RESERVOIR, C/O CHESTER RO, LICHFIELD ROAD, BROWNHILLS, WALSALL, WEST MIDLANDS | Barbara Toy | Aldridge North and Walsall Wood | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/01/07 | 05/11/07 | Grant Permission subject to conditions | Education commuted sum | Should the development exceed 10 dwellings, a contribution will be required towards provision of primary and secondary education facilities (in accordance with SPD & UDP). Prior to commencement, owner to agree in writing with the Council the amount and timing of payment of education contribution. | Outline: Residential development, access only to be considered. | £0.00 | £0.00 | |

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| 06/2209/OL/E9 | SHIRE OAK RESERVOIR, C/O CHESTER ROAD, BROWNHILLS, WALSALL, WEST MIDLANDS | Barbara Toy | Aldridge North and Walsall Wood | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/01/07 | 05/11/07 | Grant Permission subject to conditions | Healthcare Contribution | Should the development exceed 30 dwellings, a contribution will be required towards provision of healthcare facilities (in accordance with SPD & UDP). Prior to commencement, owner to agree in writing with the Council the amount and timing of payment of healthcare contribution. | Outline: Residential development, access only to be considered. | £0.00 | £0.00 | |
| 06/2209/OL/E9 | SHIRE OAK RESERVOIR, C/O CHESTER ROAD, BROWNHILLS, WALSALL, WEST MIDLANDS | Barbara Toy | Aldridge North and Walsall Wood | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 03/01/07 | 05/11/07 | Grant Permission subject to conditions | POS Commuted Sum | Should the development exceed 10 dwellings, a contribution will be required towards provision of urban open space (in accordance with SPD & UDP). Prior to commencement, owner to agree in writing with the Council the amount and timing of payment of UOS contribution. | Outline: Residential development, access only to be considered. | £0.00 | £0.00 | |
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| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST, WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | 20% affordable units. No more than 50% of open market units to be occupied until shared ownership units have been disposed of to an RSL. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST, WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | Owner to submit a plan to council for approval prior to commencement showing location and size of affordable units. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |

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|---------------|-------------------------------------------------------------------------------------|----------------|---------|----------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------------------------------|-----------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|-------|-------|--|
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Affordable and Low Cost Market Housing | Should the shared ownership units not have been exchanged to an RSL within 4 months of commencement of marketing to an RSL, the owner may dispose of as discount market value units. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Education commuted sum | Towards provision of secondary education facilities within wider vicinity of site. Will be calculated at reserved matters stage (formula provided in obligation). Due prior to 50% occupation. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Expirey Date for Contributio n | Council to repay any unused contributions plus interest within one month of five years from date of payment. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Healthcare Contributio n | Towards provision/improvem ent of healthcare facilities within wider vicinity of site. To be calculated at £384.30 per bedroom constructed pursuant to reserved matters applications. Due prior to 50% occupation. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |

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|----------------|-------------------------------------------------------------------------------------|------------------|------------------|----------------------------------------------------------------------------------------------------------------|----------|----------|-------------------------------------------------|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------|------------|-------|--|
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | Other or Mixed (Please State in Detail Box) | Owner to notify council quarterly basis following the commencement date of the number and type of dwellings constructed/occupi ed during previous quarter. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
| 07/2000/OL/W5 | SITE C/O BROCKHURST CRESCENT AND WALSTEAD ROAD WEST,WALSALL, WS5 4AX | Karon Hulse | Palfrey | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 18/09/07 | 15/11/07 | Grant Permission subject to conditions | UOS Commuted Sum | Towards provision/improvm ent of open space within wider vicinity of the site. Calculated at £653.00 per bedroom constructed pursuant to reserved matters applications. Due prior to 50% occupation. | OUTLINE: Planning Application For Residential Development | £0.00 | £0.00 | |
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| 07/1492/FL/E11 | SITE R/O 160-164 BROAD LANE,WALSALL, | Alison Deakin | Bloxwich West | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 26/07/07 | 27/11/07 | Grant Permission subject to conditions | Education commuted sum | Towards provision of primary education facilities within 2 miles radius and secondary education facilities within 3 miles radius of the site. Due upon commencement | Erection Of 19 Houses, Access, Parking Associated Works | £42,005.12 | £0.00 | |
| 07/1492/FL/E11 | SITE R/O 160-164 BROAD LANE,WALSALL, | Alison Deakin | Bloxwich West | Application for erection of dwellings, major (outline, 0.5 Hectares or 10 dwellings or more) | 26/07/07 | 27/11/07 | Grant Permission subject to conditions | UOS Commuted Sum | Towards provision of UOS within wider area of site. Due upon commencement | Erection Of 19 Houses, Access, Parking Associated Works | £39,045.00 | £0.00 | |

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|--|--|--|--|--|--|--|--|--|--|--------------------------------------------------------------|---------------|------------------------------|---------------|
| | | | | | | | | | | TOTALS FOR 3RD QUARTER 2007/8 | £685,961.18 | £0.00 | £685,961.18 |
| | | | | | | | | | | TOTALS FOR 2ND QUARTER 2007/8 | £1,157,804.85 | £84,234.95 | £1,073,569.90 |
| | | | | | | | | | | TOTALS FOR 1ST QUARTER 2007/8 | £1,530,398.78 | £151,203.94 | £1,379,194.84 |
| | | | | | | | | | | TOTALS FOR WHOLE OF 2006/7 | £1,400,667.56 | £308,888.35 | £1,091,779.21 |
| | | | | | | | | | | TOTALS FOR WHOLE OF 2005/6 | £517,187.03 | £368,260.35 | £148,926.68 |
| | | | | | | | | | | GRAND TOTALS | £5,292,019.40 | £912,587.59 | £4,379,431.81 |
| | | | | | | | | | | | | | |
| | | | | | | | | | | AFFORDABLE HOUSING (INC UNITS SECURED BY CONDITION) | SECURED | ON SITE | |
| | | | | | | | | | | TOTAL FOR 3RD QUARTER 2007/8 | 11 | 0 | |
| | | | | | | | | | | TOTAL FOR 2ND QUARTER 2007/8 | 58 | 0 | |
| | | | | | | | | | | TOTAL FOR 1ST QUARTER 2007/8 | 70 | 0 | |
| | | | | | | | | | | TOTAL FOR WHOLE OF 2006/7 | 143 | 0 | |
| | | | | | | | | | | TOTAL FOR WHOLE OF 2005/6 | 44 | 20 | |
| | | | | | | | | | | GRAND TOTALS | 326 | 20 | |

granted and then on whether the applicant actually implements the planning permission.

7. The details of the amount to be paid (and when) or the action required is set out in the Planning Obligation. The developer pays the councils costs for solicitor and planning staff time together with a set payment to help pay the cost of monitoring the development / agreement. As the call on monitoring developments is largely proportionate to the size of developments, from 1st January 2008 a new monitoring payment has been introduced for each planning obligation – a minimum of £950 or 9% of the planning application fee (whichever is the highest). Once received the funds are coded to the relevant financial code and all contributions are paid into (held on) the balance sheet code of the Regeneration directorate. The Senior Accountant then liaises with the relevant service area and the funding is transferred to the service area concerned and expenditure is monitored by that service's accountant.
8. A total of 12 planning obligations were completed in the third quarter totalling £685,961.18 in contributions plus the requirement to provide 11 affordable dwellings (also 3 Outline applications with affordable requirements which could provide approximately a further 43 affordable units). Of these no payments have been received to date.
9. A total of 16 planning obligations were completed in the first and second quarters totalling £2,688,203.63 in contributions plus the requirement to provide 128 affordable dwellings. Of these 10 payments totalling £235,438.89 have been received which have been forwarded to the appropriate service areas. These total £79,727.01 for education, £100,711.88 for urban open space, £50,000.00 for highways and £5,000.00 for others.
10. This shows that a total of 28 planning obligations have been completed for the first three quarters totalling £3,374,164.81 in contributions plus the requirement to provide a total of 139 affordable dwellings. Of which a total of £235,438.89 has been collected and forwarded to the appropriate service areas. A full breakdown of agreements, requirements and contributions received are set out in the attached appendix.
11. This compares favourably when compared with the out turn position for the whole of 2006/07 when 29 Planning Obligations were completed totalling £1,400,667.56 in contributions plus the requirement to provide 143 affordable dwellings. Of these 10 payments was received totalling £308,888.35 which has been forwarded to the appropriate service areas. These total £267,285.35 for education; £31,603.00 for open space and £10,000 for other requirements (in this case relating to trees). Members will note that the total contributions received in 2006-7 were relatively small and that the majority of those received related to education. This is due to the fact that the Supplementary Planning Documents which set out the requirements for collecting contributions are relatively new and that not many developments approved in the last financial year were commenced in the same period. It is anticipated that both the total number of Planning Obligations and the associated contributions required and triggered for payment will increase over time as new developments are approved and work commences on those already approved.