

Report of the Assistant Director (Planning) to the meeting of the Area Planning Panel (Shipley) to be held on 20 October 2011.



Subject:

Planning Agreements Annual Monitoring report

Summary statement:

Bi-annual monitoring report to inform members of progress on Section 106 Agreements for the financial year 2010/2011.

Julian Jackson
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Portfolio:

Environment and Culture

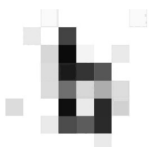
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Suzan Hemingway, Assistant Director Corporate Services (City Solicitor)



1.0 SUMMARY

- 1.1 The Area Planning Panel (Shipley) is requested to note the contents of this report.
- 1.2 This bi - annual monitoring report provides an assessment of the Agreements signed for the financial year 2010/2011 and for the income received since the appointment of the Planning Obligations Monitoring Officer.
- 1.3 This report also provides an update on the establishment of the planning service Section 106 monitoring system.

2.0 BACKGROUND

- 2.1 Section 106 Agreements or Planning Obligations are normally entered into in connection with the grant of planning permission. The Council has the power to enter into a legal agreement with a developer under Section 106 of the Town & Country Planning Act 1990, to make acceptable development which might otherwise be unacceptable in planning terms.
- 2.2 Planning Agreements can be used to prescribe mitigate and compensate for the impact that a development may cause by:
 - Restricting the development or use of land referred to in the Agreement in any way
 - Requiring specific operations or activities to be carried out on the land referred to in the Agreement
 - Requiring the land to be used in a particular way
 - Requiring a financial contribution to be made to the Local Planning Authority on a specified date or dates, or periodically
- 2.3 The majority of Agreements relate to major developments and can cover may issues including:
 - The provision of an element of affordable housing and phasing the release of properties
 - Rules governing the management arrangements for affordable housing and the method of discount to be applied to dwellings to ensure they are genuinely affordable.
 - Commuted sums for the provision of off site affordable housing
 - Contributions towards off site highway improvement works such as junction improvements or traffic calming
 - Details relating to green travel plans to be implemented in order to minimise impacts on the highway network and improve sustainability
 - Landscape management plans/payment to secure appropriate long term management of open areas, landscaping or wildlife areas
 - The provision of play/recreation facilities or equipment or commuted sums. These could relate to on or off site facilities

- 2.4 Copies of planning Agreements are currently available to view on the Council's website and it is also proposed to publish details of live Agreements on the website together with this bi-annual progress report. Work is also being undertaken to create a separate "Section 106 Agreement" area on the Council's website. This area will include summaries of monies received and where spent.

3.0 DEFINITIONS

- 3.1 Members are advised that there are a number of definitions used in connection with Section 106 Agreements. For ease of reference the following shall apply in this report:
- 3.1.1 A clause: part of an Agreement detailing the obligations which can be a financial commitment or agreement to do works or even the revocation of a previous planning permission.
- 3.1.2 Trigger point: within an Agreement, this clearly specifies the point in time when the developer needs to carry out work or make a payment. For example, a payment of £10,000.00 is to be paid upon occupation of the 25th dwelling unit.

4.0 AGREEMENTS SIGNED

- 4.1 58 Section 106 Agreements were completed between 1 April 2010 and 31 March 2011. The majority of these Agreements contained multiple numbers of clauses. In comparison, 36 Agreements were signed during the whole of 2009/2010.
- 4.2 Three of the 58 Agreements were Deed of Variations to original Agreements. Two of these altered the trigger points for when the payment of monies is due and the other was to acknowledge a change in ownership of the application site.
- 4.3 The majority of clauses contained financial requirements for example the provision of improved recreation facilities.
- 4.4 There were 185 clauses in total, of which 123 had a financial obligation. The value of all financial obligations is £8,264,774.30. Compared to the previous year 2009/2010 where there was a total of 57 financial clauses totalling £4,277,114.00.
- 4.5 Of the 62 non financial clauses, 21 were for the transfer of dwellings to a Registered Social Landlord (RSL).
- 4.6 Appendix 1 details all the new Agreements signed by ward, obligation type and obligation value.
- 4.7 Table 1 below shows the number and value of clauses requiring financial contributions by type.

5.0 Table 1: Number and value of obligations by clause type

Obligation type	No of clauses	Total value of clauses
Recreation Open Space	35	£1,515,734.00
Education	28	£2,459,588.00
Affordable housing commuted sums	6	£2,326,848.00
Highways, physical infrastructure and travel	30	£733,300.00
Metro commuted sums	17	£648,504.32
Works to trees	3	£12,800.00
Cycle path works	2	£43,000.00
Environmental Improvements	1	£30,000.00
Public Realm	1	£495,000.00
Total	123	£8,264,774.30

5.1 Table 2 below shows the number of non financial contribution clauses by type.

6.0 Table 2: Number of non financial obligations by clause type

Obligation type	No of clauses
Affordable housing – transfer of dwellings to RSL	21
Highway works (on and off site)	13
Metro	4
Other	24
Total	62

6.1 Education contributions accounted for the greatest financial value of obligations negotiated. Open space, sport and recreation account for the greatest number of clauses as the thresholds for the requirement for open space contributions are much lower than for other contribution types.

6.2 It should be noted that the benefits associated with an Agreement cannot be secured until the planning permission is implemented. Given that permissions are normally valid for three years this creates uncertainty about when and if contributions will be received. Once the permission has lapsed the ability to receive such benefits is lost.

6.3 It should also be noted that due to the economic downturn the number of developments commencing is significantly reduced compared to previous years. To date only 15 of the 58 permissions granted subject to a Section 106 Agreement have commenced.

6.4 Of the 15 developments which have commenced, 7 have met trigger points and a total of £111,363.90 has been paid in Section 106 contributions as trigger points have been met. The remaining 8 have not yet met their trigger points or have no financial contributions to pay.

7.0 PAYMENTS RECEIVED

7.1 Financial contributions will normally be received when a particular trigger point has been reached. This is normally prior to the commencement of development and/or for large scale developments at another pre agreed stage in the construction work.

7.2 Since the 1st January 2009 to the present day the total amount of Section 106 monies received is £3,003,445.31.

7.3 Table 3 shows the area breakdown of money received by obligation type.

8.0 Table 3: Money received per area by obligation type

	Bradford East	Bradford West	Bradford South	Shipley	Keighley	Total
Recreation open space	£69,200	£10,500.00	£352,274.51	£144,836.20	£36,202.85	£613,013.56
Affordable housing		£179,300.00	£267,326.73	£125,000.00		£571,626.73
Education			£303,897.03	£96,667.00		£400,564.03
Highways		£5,030.00	£320,000.00	£56,252.00	£19,408.00	£400,690.00
Metro		£101,313.00		£29,016.45	£821,971.54	£952,300.99
Trees and Landscaping			£65,250.00			£65,250.00
Total	£69,200.00	£296,143.00	£1,308,748.20	£451,771.65	£877,582.39	£3,003,445.10

8.1 Appendix 2 gives a breakdown of the monies received by Ward and obligation type.

9.0 BANKRUPT DEVELOPERS

9.1 Given the unstable financial climate some Developers are no longer trading and have been, or are in the process of being declared bankrupt. Where these developers owe the Council monies as a result of a Section 106 Agreement, the Council's Debt Recovery team have been engaged to resolve the matter and hopefully secure some of the outstanding monies.

10.0 DEED OF VARIATION AGREEMENTS

10.1 Members will be aware that the Assistant Director (Planning) presented a report to the Regulatory and Appeals Committee on the 7th December 2009. This report concerned the provisions to be implemented in the case of Developers who were not in a financial position to pay monies owed or to agree to full contributions.

10.2 In the case of new proposals where Developers demonstrate that they cannot agree to full contributions the Planning Service will ask for a full Financial

Viability Statement to be submitted. This document is then assessed and the findings considered. If the Council believe that it is important to promote a development proposal despite the developer contributions not being met in full, one of four routes will be adhered to. These routes are:

- 10.2.1 An agreement to accept reduced payments or contributions
- 10.2.2 Deferred payments whereby the obligations will be met but payment will be phased
- 10.2.3 An overage agreement will be drawn up where Developers agree to pay contributions if profits from the development exceed a minimum level
- 10.2.4 A hybrid agreement to require specified key contributions (for example highway works) are met early by the Developer and then the remainder of the contributions being met through an overage agreement or through deferred payments. This route is normally only used if the Development would not be acceptable in principle without the key contributions being met initially

10.3 Where Developers have an extant planning permission and have met their trigger point for payment of Section 106 monies, Assistant Director (Planning) may agree on revised trigger points and a new payment schedule. For example, on a large housing scheme monies could be made on a staged payment basis of occupation of every 25th dwelling as opposed to the whole sum being paid on commencement of development. This results in a Deed of Variation being completed. Members are advised that in such circumstances the original sums of money are achieved by the end of the development.

11.0 FINANCIAL AND RESOURCE APPRAISAL

11.1 The monitoring of Section 106 Agreements involves one full-time post within the Planning Service. Significant benefits have already been shown by the introduction of this post with previous unpaid developer contributions being highlighted, pursued and secured.

11.2 A monitoring fee of £350.00 per clause was introduced on 1st April 2011 to fund the monitoring post. The fee is payable within 28 days of the Agreement being completed and is non refundable should the development not commence.

12.0 LEGAL APPRAISAL

12.1 Planning Obligations are controlled by Section 106 of the Town & Country Planning Act 1990, Section 46 of the Planning and Compulsory Purchase Act 2004 and ODPM Circular 05/05 Planning Obligations.

13.0 OTHER IMPLICATIONS

13.1 Equal Rights

There are no equal rights implications arising from this report.

13.2 Sustainability implications

There are no direct sustainability implications arising from this report.

13.3 Community safety implications

There are no direct community safety implications arising from this report.

13.4 Human Rights Act

There are no direct human rights implications arising from this report.

13.5 Trade Union

There are no trade union implications arising from this report.

13.6 Not for publication documents

None

14.0 RECOMMENDATIONS

14.1 It is recommended that the contents of this report be noted.

15.0 APPENDICES

15.1 Appendix 1 - New Agreements signed by ward, obligation type and obligation value.

15.2 Appendix 2 – Breakdown of Section 106 monies received since January 2009 to present day by Ward and Area.

16.0 BACKGROUND DOCUMENTS

16.1 None

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Baildon	10/00926/FUL	AG Developments	13 Prod Lane Baildon West Yorkshire BD17 5BN	Construction of dormer bungalow	08-Jun-10	1	Parking spaces		
Baildon	09/04916/FUL	Mr Martin Haines	1 Belmont Avenue Baildon West Yorkshire BD17 5AJ	One new dwelling and an extension to an existing dwelling (as amended)	22-Jun-10	1	Use of land		
Baildon	10/04112/FUL	Bradford Metropolitan District Council	Land At Buck Lane Otley Road Charlestown Baildon West Yorkshire	Enabling Works to prepare this development site. Works to include site access to Otley Road, main spine road works, earth works for development site plateaux, retaining walls and mains drainage works.	03-Feb-11	1	Section 278 Agreement		
						2	Communal Areas Management Plan and the Habitat Maintenance Plan		
Baildon	10/04330/OUT	.	Land At Buck Lane Otley Road Charlestown Baildon West Yorkshire	Construction of science and technology based business park with Hi Tech manufacturing and construction of hotel/restaurant and retail outlet	03-Feb-11	1	Speed warning signs	5000	
						2	Bus shelter with RTI board	33000	
						3	Direction signs	5000	
						4	TRO	5000	
						5	Communal Areas Management Plan and the Habitat Maintenance Plan		
						6	Footpath works		
						7	Section 278 Agreement		
Bingley	10/03113/MAF	Skipton Properties	Land At Grid Ref 411038 439205 Whitley Street Bingley West Yorkshire	Construction of 34 dwellings, access roads and parking spaces	18-Nov-10	1	Affordable Housing	357000	
						2	Education contribution	107211	
						3	Metro card contribution	15338.4	
						4	Recreation contribution	19519	
						5	Overage Agreement - threshold		
Bingley	10/01189/OUT	City Of Bradford Metropolitan District Council	Land South East Of 16 Ayrton Crescent Mornington Road Bingley West Yorkshire	Residential development of 10 apartments	08-Feb-11	1	Travel cards	4443.12	
						2	TRO	5000	
						3	Car park management plan		

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Bingley	10/06048/RG4	Philip Inman	Errington House 15 Micklethwaite Lane Bingley West Yorkshire BD16 2AY	Construction of 14 new dwellings following demolition of the existing building.	01-Mar-11	1	Travel cards	6120	
						2	Education	44146	
						3	Recreation	13902	
						4	TRO	5000	
Bingley	11/00161/FUL	Mrs Patricia Smith	Coolgardie Keighley Road Bingley West Yorkshire BD16 2RT	Renewal of extant planning permission 06/07317/FUL: Construction of business centre, B1 offices, work live units, nursery and access road and parking. Submission of environmental statement.	24-Mar-11	1	Enhanced bus facilities	23000	
						2	Cycle way contribution	10000	
						3	Discount travel cards	29568	
						4	TRO contribution	5000	
						5	Occupation of work live units		
						6	Phasing scheme		
						7	Work live units - residential element		
Bingley Rural	09/04432/OUT	GMV Thirteen Limited	Manywells Industrial Estate Manywells Brow Cullingworth Bingley West Yorkshire	Construction of mixed use development comprising business (B1, general industrial (B2) and storage and distribution (B8) uses (approximately 9,900 sqm floorspace); a nursing home (4,000 sqm floor space); residential development (60 dwellings maximum); 3.1	26-Aug-10	1	Affordable housing		
						2	Education	189187	
						3	Recreation	30000	
						4	Enhanced bus facilities	30000	
						5	Traffic control measures	4000	
						6	Beneficially occupied		
Bingley Rural	10/00876/MAO	Commercial Estates Projects Partnerships Ltd	Pennine Fibre Industries Limited Former New Mill New Road Denholme West Yorkshire BD13 4DN	Mixed use redevelopment (residential & employment) of former industrial site & access (renewal of planning permission 06/09190/OUT)	18-Jan-11	1	Education contribution	112669	
						2	Recreation contribution	96000	
						3	Affordable Housing		
Bowling and Barkerend	09/00134/OUT	Mr Mohammed Shaukat	202 - 206 Leeds Road Bradford West Yorkshire	Creation of approx. 2787 sq.m of residential accommodation, 603 sq.m of restricted class A1 retail accommodation and 1672 sq.m of class B1 office accommodation with associated car parking and landscaping	25-May-10	1	Affordable dwellings		
						2	TRO contribution	6000	
						3	Recreation contribution	22275	
						4	Education contribution	78832	

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Bowling and Barkerend	09/03790/FUL	Mr Rashid Ahmed	Land To North Of Allotment Gardens Gilpin Street Bradford West Yorkshire	Construction of single storey sports pavilion and floodlit multi-use games area	27-May-10	1	Car park		
Bowling and Barkerend	10/00645/MAO	City Of Bradford Metropolitan District Council	Land South Of 20 - 44 Pollard Lane Bradford West Yorkshire	Residential development (2.5 hectares)	23-Sep-10	1	Affordable housing scheme		
						2	Affordable housing scheme		
						3	Education contribution	275912	
						4	Recreation contribution	113800	
						5	Traffic Impact Assessment		
						6	Section 278 Agreement		
Bowling and Barkerend	10/04454/MAF	Mr C Nicol	Land South Of 15 Hinchcliffe Street Bradford West Yorkshire	Construction of 10 dwellings and associated works	02-Dec-10	1	Travel card contribution	6177.6	
						2	Education contribution	30532	
						3	Tree planting contribution	2000	
						4	Recreation contribution	12470	
Bowling and Barkerend	10/04487/MAF	Mr Mohammed Munir	Vacant Land East Of Beech Grove Bradford West Yorkshire BD3 OPL	Construction of 92 dwellings with affordable housing and equity share housing	08-Dec-10	1	Affordable housing		
						2	Recreation contribution	20000	
						3	On site play area		
City	10/00007/FUL	Mr Paul Smith	21 Paradise Street Bradford West Yorkshire	Change of use of warehouse to offices and apartments with extension and car parking.	13-Apr-10	1	Travel cards	8236	
						2	TRO contribution	5000	
						3	Section 278		
City	10/00017/FUL	Mr Paul Smith	Car Park West Of 21 Paradise Street Bradford West Yorkshire	15 apartments with undercroft car parking	20-Apr-10	1	Metro cards	9266	
						2	TRO contribution	5000	
						3	Section 278		
City	07/02938/OUT	Asquith Properties Ltd & Asquith Citygate LLP	Citygate Manchester Road Bradford West Yorkshire	Outline application for mixed-use development consisting of residential, live-work units, hotel with conference facility, ancillary A1, A2, A3 and A4 uses, public space and car parking	21-Jul-10	1	Affordable housing commuted sum	326000	
						2	Education	122304	
						3	Recreation contribution	164000	
						4	Puffin crossings	100000	
						5	Affordable housing		

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
City	07/02376/COU	Browntree Properties Limited And Mr S Patel	Legrams Mill 1 Summerville Road Bradford West Yorkshire BD7 1NS	Change of use from B2: General Industrial to A1: Shops, A2: Financial & Professional Services, A3: Restaurants & Cafés and C3 Dwelling Houses (73 student flats) D2: Assembly & Leisure, the formation of new entrance canopy, internal and external alteration	12-Aug-10	1	Recreation contribution	25631	
						2	Student residents		
						3	DoV - addition of fourth owner		
City	07/04214/FUL	Paul Smith	179 Sunbridge Road Bradford West Yorkshire BD1 2HQ	Conversion of existing building into 163 apartments with additional storey and new roof	07-Sep-10	1	Recreation	33400	
						2	Education	29000	
						3	Highways	50000	
						4	Affordable housing		
						5	On site gymnasium		
City	07/10203/OUT	Keyland Developments Ltd	Yorkshire Water George Street Bradford West Yorkshire BD1 5QS	Outline application for a mixed-use scheme comprising retail A1 A2 A3 A4 B1 C1 C3 and D1	30-Nov-10	1	Affordable housing commuted sum	863000	
						2	Education contribution	47000	
						3	Recreation contribution	76000	
						4	Public transport contribution	264000	
City	10/03379/FUL	Mr John Mulleady	Midland Mills Cape Street Bradford West Yorkshire BD1 4RN	Conversion of three mill buildings into apartments with commercial space at ground level and the construction of two new residential buildings and commercial space with undercroft car parking.	29-Dec-10	1	Affordable Housing	500848	
						2	Education	71000	
						3	Recreation	133000	
						4	Dropped kerbs and CCTV	26000	
						5	Public transport	131000	
						6	Street lighting	78000	
						7	TRO	5000	
						8	Construction on Canal Corridor Area		
City	05/05489/OUT	Landtask	Beehive Mills Tumbling Hill Street Horton Grange Bradford West Yorkshire	Outline application for mixed use development of 500 apartments, A1 and/or A2 , A3, A4, A5 and/or B1, and/or D2 use at ground floor with public space and car parking	18-Jan-11	1	Affordable Housing		
						2	Public Realm Improvement	495000	
						3	Recreation Improvement	60000	
Clayton and Fairweather Green	10/04032/FUL	Mr Mark Wilkinson	Former Soho Works 41 Allerton Road Bradford West Yorkshire BD8 0BA	Renewal of application - 07/02156/FUL: Demolition of engineering workshops and office building and construction of 16 dwellings and 73 apartments with parking and landscaping	04-Nov-10	1	Affordable housing		
						2	Recreation sum	106250	
						3	Education sum	53704	

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Clayton and Fairweather Green	10/02604/FUL	Premier Housing	Land And Former Garages To The North Of 6-8 Pasture Walk Bradford West Yorkshire	Retrospective application for construction of ten flats including re-siting of block of four flats and amendments to parking	11-Nov-10	1	Footway and Parking Area Works Contribution	18000	18000
Clayton and Fairweather Green	10/04467/MAF	Mark Wilkinson	Former Soho Works 41 Allerton Road Bradford West Yorkshire BD8 0BA	Residential development of 47 dwellings and 7 apartment including associated infrastructure works	31-Mar-11	1	Affordable housing		
						2	Education contribution	159241	
						3	TRO contribution		
						4	Section 38/Section 278 Agreement		
Craven	11/00282/MAF	Lothian Electrical Machines Ltd Pension And Benefits Scheme	Millennium Business Park Steeton With Eastburn West Yorkshire	Construction of hotel with 80 bedrooms, restaurant conference facilities, basement parking, new access, cycle way and landscaping	31-Mar-11	1	Enhanced bus facilities	10000	
						2	TRO contribution	5000	
						3	Cycle path works		
Eccleshill	10/01811/OUT	St Claires Convent	Former St Claires Convent Fagley Road Bradford West Yorkshire BD2 3JQ	Renewal of Planning Permission 05/08345/OUT: Demolition of existing convent and construction of 2 flat units comprising total 28 flats, dated 26.04.2007	05-Oct-10	1	Affordable dwellings		
						2	Education contribution	44146	
						3	Recreation contribution	18761	
Great Horton	09/00794/OUT	Mr J Tailor	Horton Industrial Park Great Horton Road Bradford West Yorkshire BD7 4ED	Demolition of industrial building and warehouse and the construction of 24 large family sized dwellings	20-Apr-10	1	Affordable Housing		
						2	Recreation sum	16150	
Great Horton	10/02147/OUT	Chesapeake Corporation	Scott Works Hollingwood Lane Bradford West Yorkshire BD7 2XY	Renewal of outline planning permission 07/010070/OUT - Residential Development	10-Aug-10	1	Affordable housing		
						2	Education contribution	164640	
						3	Recreation contribution	67600	
Great Horton	09/04744/FUL	Asda Stores Ltd	Land At Bradbeck Road And Cemetery Road Lidget Green Bradford West Yorkshire BD7 2QZ	Demolition of existing buildings and construction of food store (Class A1) and a petrol filling station with associated access parking, landscaping and ancillary facilities	07-Dec-10	1	Bus stop improvements	40000	
						2	Cycle path	33000	
						3	Highway improvements	135000	
						4	Pedestrian crossing improvements	100000	
						5	Cycle path land		
						6	Local contractors		
						7	Local employees		
Heaton	10/00401/FUL	Taylor Wimpey (West Yorkshire)	Hallmark Cards Limited Bingley Road Bradford West Yorkshire BD9 6SD	Demolition of building 4 and associated houses, laying out of car park, formation of new egress to Bingley Road and construction of 133 dwellings, associated access, car parking and landscaping	11-Aug-10	1	Deed of Modification Revised application		

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Heaton	10/02830/VOC	Mr M Ilyas	394 Heaton Road Bradford West Yorkshire BD9 4RR	Variation of condition 3 of planning permission 05/03704/FUL (Change of use to Islamic education centre): to allow worship for all members of the community, and removal of condition 5, restriction of hours	22-Oct-10	1	TRO contribution	5000	5000
Heaton	10/01719/OUT	Mr A Choudhury	Ashwell Farm Ashwell Road Heaton Bradford West Yorkshire BD9 4AX	Construction of residential development	07-Dec-10	1	Affordable Housing		
						2	Recreation contribution	18232	
						3	Education contribution	85138	
Idle and Thackley	09/00636/FUL	Mr John Tate	Walmer The Drive Bradford West Yorkshire BD10 0QH	Demolition of existing dwelling and construction of 7 residential units with associated access, parking and landscaping.	20-May-10	1	Tree planting	9000	
Idle and Thackley	10/04828/FUL	Trendsetter Marketing Ltd	Craghill Works 526 Leeds Road Thackley Bradford West Yorkshire BD10 8JH	Renewal of Planning Permission 07/10433/FUL dated 22.02.2008: Demolition of existing industrial building and construction of ten houses and garages with new access road	23-Dec-10	1	Recreation contribution	12470	
						2	Education contribution	31533	
Idle and Thackley	10/06124/VOC	Mr Mark Wilkinson	Former Moorview Business Park 628 Leeds Road Thackley Bradford West Yorkshire	Variation of Condition 2 of permission 08/00534/FUL dated 11.07.2008: Demolition of existing commercial premises and construction of 32 dwellings	08-Mar-11	1	Affordable housing		
						2	Education contribution	12544	
						3	Recreation contribution	18000	
Ilkley	10/00139/FUL	Mr Graeme Walker	The Crescent Hotel Brook Street Ilkley West Yorkshire LS29 8DG	Conversion of second and third floors to 10 residential apartments, change of use of ground floor function room to retail unit and internal alterations	15-Apr-10	1	Metro cards	6177.6	
Ilkley	09/03175/FUL	Mr Steven Rigby	Land Former Ilkley Middle School Valley Drive Ilkley West Yorkshire	Construction of 56 specialised housing apartments for persons aged 60 and over (class C2) to provide care to people in need of care	20-May-10	1	Affordable dwellings		
						2	Bus kerbs	6000	
						3	Recreation	8025	
						4	TRO	6000	
						5	RPI		
Ilkley	10/02832/VOC	Mark O'Brien	Brookfield Croft 67A Bolling Road Ilkley West Yorkshire LS29 8QA	Removal of condition 16 (provision of traffic islands/pedestrian refuges in Bolling Road) of planning approval of planning approval 05/04712/OUT: Demolition of existing bungalow	06-Jan-11	1	Recreation	14500	14500
						2	Highway sum	2000	2000
						3	Discount travel cards		
Keighley Central	10/03522/FUL	Retail Development Partnership	Land South Of 19 - 51 Church Street Keighley West Yorkshire	Construction of class A1 supermarket with residential maisonettes above, provision of parking and modifications to existing highway	01-Oct-10	1	Metro sum	26000	
Keighley Central	09/03879/FUL	Mr Shahid Rasool	Ryelands Cark Road Keighley West Yorkshire BD21 3BH	Construction of 10 dwellings and demolition of existing garage to form new access road	09-Nov-10	1	Discount travel cards	6177.6	
						2	Education contribution	16307	
						3	Recreation contribution	12025	
						4	TRO contribution	5000	

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Keighley East	09/05925/HOU	Mr Alan Wright	Dimples Cottage Street Lane Morton Keighley West Yorkshire BD20 5UP	Alterations and extensions to existing single storey dwelling	18-May-10	1	Extension of existing dwelling		
Keighley East	10/00519/OUT	Mr Philip Inman	Land Bounded By Parkwood Rise, Broom Street And Park Lane Keighley West Yorkshire BD21 4QY	Construction of 12 new dwellings on land between Park Lane and Parkwood Rise	24-Jun-10	1	Recreation	12715	
						2	Education	19659	
						3	Tree planting	1800	
Keighley East	10/02418/OUT	Mr D Busfield	Wyngarth Park Lane Keighley West Yorkshire BD21 4QY	Construction of 12 dwellings	07-Sep-10	1	Recreation	13184	
						2	Education	19569	
Keighley East	09/02304/FUL	MINI MAYHEM UK LTD	Unit 3 & 3A Acre Park Dalton Lane Keighley West Yorkshire	Change of use of units 3 and 3A from Use Class B2/B8 to Use Class D2 children's indoor play facility	23-Sep-10	1	TRO contribution	5000	5000
Little Horton	10/01467/MAO	Mr Idris Mansoor	Land North Of Dalcross Grove Bradford West Yorkshire	Construction of 18 dwellings- Renewal of planning application 07/00114/OUT	20-Jul-10	1	Affordable dwellings		
						2	Education contribution	56759	
						3	Recreation contribution	15754	
						4	RPI		
Queensbury	10/01302/FUL	Mr Robert Cooke	Land Former Cooper Lane First School Cooper Lane Bradford West Yorkshire	Construction of 14 dwellings plus associated external works	16-Jun-10	1	Education contribution	35600	
						2	Recreation contribution	11400	
						3	Relocation of bus shelter		
Queensbury	10/04711/MAF	Harron Homes Limited	Hazelhurst Quarry Hazelhurst Road Queensbury Bradford West Yorkshire	Necessary site engineering works to finalise the reclamation/remediation of this former quarry area and to prepare the site for residential development, followed by the residential development of 142 dwellings	23-Dec-10	1	Affordable housing		
						2	Education contribution	231562	
						3	Recreation contribution	141875	
						4	Street lighting contribution	39300	
						5	Section 38 and Section 278		

Appendix 1 - Agreements completed 1st April 2010 to 31st March 2011

Ward	Application	Applicant	Address	Proposal	Date S106	Clause	Clause Summary	Contribution Value	Total Amount Received
Queensbury	10/03733/FUL	Mr Richard Thompson	Whinney Hill Sandbeds Queensbury Bradford West Yorkshire BD13 1BG	Residential development of 10 x 3 bedroom dwellings with associated parking and new highway access	21-Oct-10	1	Recreation contribution	12470	
						1	DoV - Recreation	44496	44496
						2	DoV - Education and Recreation	100000	
						3	DoV - Education and Recreation	100000	
						4	DoV - Education and Recreation	100000	
Shipley	10/01538/FUL	Orthocare (UK) Limited	Chandlers Wharf Riverside Estate Shipley West Yorkshire	Construction of a new company headquarters building with two and three storey elements containing office accommodation, manufacturing / assembly and storage spaces and associated external hard and soft landscaping with car and cycle parking	13-Jul-10	1	TRO	3000	
Shipley	09/01848/FUL	ASDA Stores Ltd	Asda Superstore Manor Lane Shipley West Yorkshire BD18 3RY	Provision of (i) a mezzanine floor extension to store; (ii) formation of new access to store; and, (iii) increase in the hours of car parking use from 2 hours to 3 hours	20-Jan-11	1	Environmental improvements	30000	
						2	Pedestrian crossing	42000	
						3	Real time display		
						4	Car park time limit		
						5	Occupation of development		
Tong	10/04191/FUL	Mr Steve Gamble	Land At Miles Hill Drive Burnham Avenue Bradford West Yorkshire	Construction of 46 dwellings	21-Dec-10	1	Affordable housing		
						2	Recreation contribution	24326	
						3	Education contribution	43000	
Wharfedale	11/00450/FUL	Mr Jim Smith	Menston Hall Low Hall Road Menston Ilkley West Yorkshire	Demolition of 2 storey flat roofed building attached to main building, conversion of existing house to 8 flats and construction of 17 flats in new building on	08-Mar-11	1	Affordable housing		
						2	Travel cards		
Wibsey	07/10244/OUT	Lynette Clark	1- 3 Huddersfield Road Odsal Bradford West Yorkshire BD6 1DH	Demolition of existing dwellings and construction of 14 semi-detached dwellings	30-Nov-10	1	Recreation	13000	
Windhill and Wrose	10/02064/FUL	McCarthy And Stone Retirement Lifestyles Ltd	Rockwood Highfield Road Idle Bradford West Yorkshire BD10 8QH	Construction of retirement living housing for the elderly, communal facilities, landscaping and car parking	16-Sep-10	1	Affordable housing	175000	
						2	Highway contribution	48000	48000
						3	Recreation contribution	50000	
Windhill and Wrose	10/05475/FUL	Mr Graham Edward	Land Off Gaisby Lane Shipley West Yorkshire	Construction of 45 new dwellings	04-Feb-11	1	Affordable housing commuted sum	105000	
						2	Education contribution	141897	
						3	Landscaping		
						4	Landscape maintenance		

Appendix 2 - Money received from 1st January 2009 to present day

Application	Date received	Obligation	Ward	Parliamentary Constituency	Amount	Profit Centre
08/06080/FUL	22/04/2009	Recreation	Bowling and Barkerend	Bradford East	£15,500.00	
04/02150/FUL	30/12/2009	Recreation	Eccleshill	Bradford East	£25,000.00	
03/00337/OUT	28/06/2010	Recreation	Bowling and Barkerend	Bradford East	£10,200.00	
11/00317/MAF	11/05/2011	Recreation	Bowling and Barkerend	Bradford East	£18,500.00	
07/05860/OUT	08/02/2011	Affordable Housing	Tong	Bradford South	£267,326.73	
07/05860/OUT	08/02/2011	Education	Tong	Bradford South	£303,897.03	
09/01355/FUL	13/12/2010	Highways	Queensbury	Bradford South	£50,000.00	
09/05692/FUL	04/04/2011	Highways	Great Horton	Bradford South	£10,000.00	
09/05692/FUL	04/04/2011	Highways	Great Horton	Bradford South	10,000.00	
07/08687/FUL	29/06/2011	Highways	Tong	Bradford South	£250,000.00	
07/07601/FUL	10/11/2009	Recreation	Royds	Bradford South	£10,550.00	
08/00316/REM	26/01/2010	Recreation	Wibsey	Bradford South	£11,500.00	
02/02661/REM	08/02/2010	Recreation	Royds	Bradford South	£28,775.00	
94/03013/OUT	19/03/2010	Recreation	Tong	Bradford South	£91,756.00	
07/09220/FUL	13/10/2010	Recreation	Royds	Bradford South	£44,496.00	
07/05860/OUT	08/02/2011	Recreation	Tong	Bradford South	£141,148.51	
07/04289/FUL	06/09/2011	Recreation	Royds	Bradford South	24,049.00	
09/01355/FUL	13/12/2010	Trees and Landscaping	Queensbury	Bradford South	£65,250.00	
03/02886/FUL	03/12/2009	Affordable Housing	City	Bradford West	£10,000.00	
03/02886/FUL	03/03/2010	Affordable Housing	City	Bradford West	£10,000.00	
03/02886/FUL	08/04/2010	Affordable Housing	City	Bradford West	£10,000.00	
03/02886/FUL	05/05/2010	Affordable Housing	City	Bradford West	£10,000.00	
03/02886/FUL	03/06/2010	Affordable Housing	City	Bradford West	£10,000.00	
03/02886/FUL	05/07/2010	Affordable Housing	City	Bradford West	£10,000.00	
05/05083/FUL	11/03/2011	Affordable Housing	Manningham	Bradford West	£119,300.00	
07/08007/COU	02/02/2010	Highways	Heaton	Bradford West	£5,030.00	
08/07115/FUL	16/08/2010	Metro	City	Bradford West	£70,000.00	
06/05694/FUL	01/09/2010	Metro	City	Bradford West	£10,373.00	
08/07010/FUL	08/09/2010	Metro	City	Bradford West	£20,940.00	
06/04805/FUL	09/04/2010	Recreation	Clayton and Fairweather Green	Bradford West	£10,500.00	
09/02304/FUL	08/11/2010	Highways	Keighley East	Keighley	£5,000.00	
10/02832/VOC	11/05/2011	Highways	Ilkley	Keighley	£2,000.00	
09/03175/FUL	27/05/2011	Highways	Ilkley	Keighley	£6,204.00	

Appendix 2 - Money received from 1st January 2009 to present day

Application	Date received	Obligation	Ward	Parliamentary Constituency	Amount	Profit Centre
09/03175/FUL	27/05/2011	Highways	Ilkley	Keighley	£6,204.00	
01/00903/OUT	12/06/2009	Metro	Keighley Central	Keighley	£150,000.00	
05/04269/FUL	04/02/2010	Metro	Ilkley	Keighley	£4,961.00	
01/00903/OUT	10/05/2010	Metro	Keighley Central	Keighley	£650,000.00	
01/00903/OUT	12/05/2010	Metro	Keighley Central	Keighley	£8,100.00	
05/04269/FUL	19/07/2010	Metro	Ilkley	Keighley	£451.00	
05/04269/FUL	19/07/2010	Metro	Ilkley	Keighley	£451.00	
05/04269/FUL	04/04/2011	Metro	Ilkley	Keighley	£495.00	
05/04269/FUL	04/04/2011	Metro	Ilkley	Keighley	£495.00	
05/04269/FUL	04/04/2011	Metro	Ilkley	Keighley	£495.00	
10/00139/FUL	04/08/2011	Metro	Ilkley	Keighley	£6,523.54	
05/07882/FUL	23/07/2009	Recreation	Ilkley	Keighley	£13,405.00	
10/02832/VOC	11/05/2011	Recreation	Ilkley	Keighley	£14,500.00	
09/03175/FUL	27/05/2011	Recreation	Ilkley	Keighley	£8,297.85	
05/04806/FUL	18/08/2009	Affordable Housing	Shipley	Shipley	£125,000.00	
07/01356/FUL	05/11/2010	Education	Baildon	Shipley	£96,667.00	
08/07436/FUL	14/04/2010	Highways	Bingley	Shipley	£5,150.00	
10/02064/FUL	22/12/2010	Highways	Windhill and Wrose	Shipley	£48,000.00	
10/01538/FUL	15/04/2011	Highways	Shipley	Shipley	3,102.00	
07/08080/FUL	27/01/2010	Metro	Bingley	Shipley	£12,000.00	
07/01356/FUL	05/11/2010	Metro	Baildon	Shipley	£8,536.00	
11/00450/FUL	28/06/2011	Metro	Wharfedale	Shipley	£3,990.80	
11/00450/FUL	12/07/2011	Metro	Wharfedale	Shipley	£1,496.55	
11/00450/FUL	03/08/2011	Metro	Wharfedale	Shipley	£1,995.40	
11/00450/FUL	23/08/2011	Metro	Wharfedale	Shipley	£997.70	
06/05097/COU	10/11/2009	Recreation	Bingley	Shipley	£2,445.84	
06/05097/COU	11/01/2010	Recreation	Bingley	Shipley	£2,445.84	
04/00259/FUL	15/01/2010	Recreation	Windhill and Wrose	Shipley	£23,457.00	
07/08080/FUL	27/01/2010	Recreation	Bingley	Shipley	£13,120.00	
06/05097/COU	12/02/2010	Recreation	Bingley	Shipley	£2,445.84	
06/05097/COU	09/03/2010	Recreation	Bingley	Shipley	£2,445.84	
06/05097/COU	09/04/2010	Recreation	Bingley	Shipley	£2,445.84	
07/01356/FUL	05/11/2010	Recreation	Baildon	Shipley	£96,030.00	

£3,003,445.31