

# TAUNTON DEANE BOROUGH COUNCIL

## CORPORATE GOVERNANCE COMMITTEE 18 DECEMBER 2006

### REPORT OF THE FINANCIAL SERVICES MANAGER

This matter is the responsibility of Executive Councillor Williams  
(Leader of the Council)

#### SECTION 106 AGREEMENTS

##### **1 Executive Summary**

- 1.1 Attached at appendix A is a summary of the S106 agreements held by the Authority. The Committee is asked to note the position.

##### **2 Introduction**

- 2.1 At the last meeting of the Corporate Governance Committee in September, Members requested an update on the Section 106 Agreements held by the Authority. This report details the level of S106 monies currently held and updates Members on developments in this area.

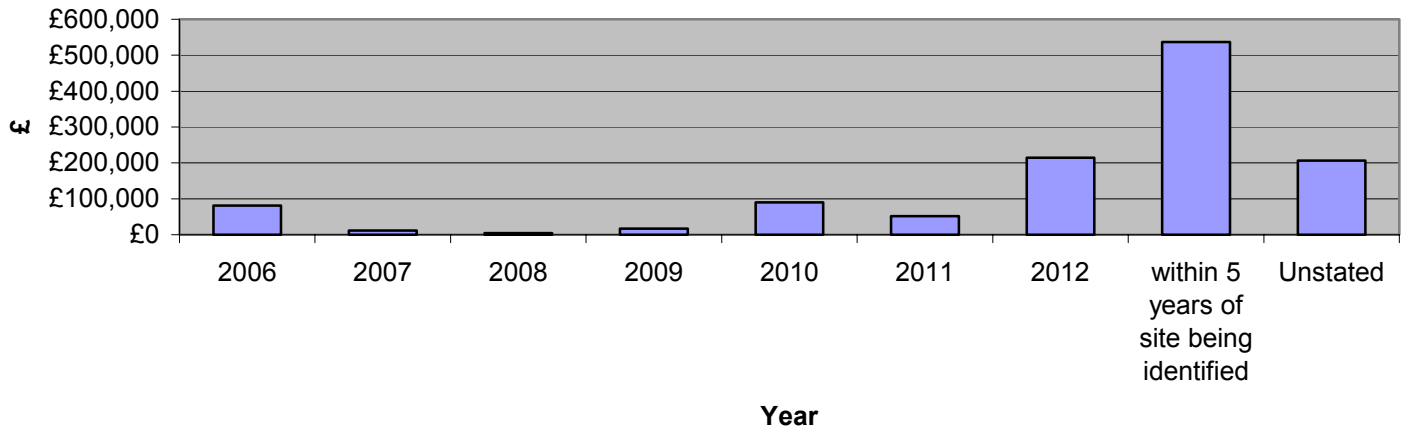
##### **3 Current S106 Monies**

- 3.1 Attached at Appendix A is a schedule of the existing S106 agreements in place at present. S106 monies are received by the Council as part of a planning obligation and provide the Authority with funding to build the infrastructure necessary to support planning developments. The agreement specifies the amount of money to be paid by the developer and its ultimate use. A condition of many S106 agreements is that they, on occasion, have to be repaid to the developer if the Authority has been unable to use the money within an allotted time period.
- 3.2 Appendix A shows that the Authority currently holds £1,213k in S106 monies at present. These have to be used by the Authority for the following functions:

Use	Amount £'000s
Recreational Facilities	106
Mix of Play and Sport Facilities	180
Sports Facilities	292
Play Facilities	77
Ecological areas	11
Memorial Stone	10
Housing enabling	537
<b>TOTAL</b>	<b>1,213</b>

- 3.3 The graph below shows the dates by which these monies have to be used by:

### To be spent by:-



#### 4 Current Developments

4.1 S106 developments are becoming increasingly important to the Authority. They provide the Council with capital resources to meet a number of key objectives; not least they will provide resources to meet the Council's top priority, the delivery of affordable housing. As a result the Authority is developing a S106 Strategy to ensure that it is maximising the opportunities available from this system. This is being progressed by the Head of Development.

4.2 In addition to the list of agreements shown in the Appendix the Authority is also ensuring that S106 agreements are in place for planned future developments, for example the development of the former cider factory at Norton Fitzwarren and the major mixed-use allocation at Monkton Heathfield. Section 106 Agreements can only be sought where there is a direct functional or geographic link to the proposed development.

#### 5 RECOMMENDATIONS

5.1 The Committee are requested to note the contents of this report.

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## S106 Agreements

Appendix A

Planning Reference Number	Status	Received	Parish	Site	Remainder in FMS @ 16.11.06	To be spent by:-
<b>Recreational facilities</b>						
14/11/2002	RECEIVED	23/05/2003	Cotford St Luke	Tone Vale (Putzman)	106,474.40	Nov 20012
<b>Mix of play and sport</b>						
49/2002/24	RECEIVED	04/08/2004	Wiveliscombe	RGB Prem. Taunton Rd	12,000.00	Aug 07
38/2001/277	RECEIVED	21/07/2003	Taunton	Florence Rd, Taunton	1,800.00	not stated
38/2002/190	RECEIVED	13/09/2004	Taunton	Richmond Rd	21,805.00	sept 10
38/2003/651	SIGNED	31.1.06 & 19.1	Taunton	Queen Street	12,330.00	not stated
38/2003/460	SIGNED	2.5.06	Taunton	Full Moon, South Street	14,350.00	May 11
38/2003/420	SIGNED	03/08/2006	Taunton	Whites Repair Garage, South Street	17,056.00	Aug 09
52/2003/014	SIGNED	11.4.06	Comeytrove	New Barn, 41 Comeytrove Lane	37,008.00	April 11
25/2003/017	RECEIVED	10/11/2003	Norton Fitzwarren	Harnham Barn, N F	7,850.00	not stated
37/2004/015	SIGNED	24.2.06	Stoke St Mary	Former Presidents Health Club	23,058.00	not stated
43/2004/041	GRANTED	27.6.06	Wellington	Land between 63 & 65 Howard Rd	10,280.00	not stated
25/2005/011	GRANTED	16.11.06	Norton Fitzwarren	North east of Dabinett Close	22,605.00	Nov 2009
<b>Sport only</b>						
06/2001/076	RECEIVED	14/11/2002	Bishops Lydeard	Cotford St Luke Cricket Square	28,000.00	Nov 2012
38/1998/114	RECEIVED	15/07/2002	Taunton	Lisieux Way (Beazers)	47,482.34	July 2004
38/2004/492	RECEIVED	24.5.06	Taunton	Wood Street	17,871.00	by 9/5/10
42/2003/49	RECEIVED	4.11.05	Trull	Gatchell House	80,000.00	Nov 20012
38/2001/171	GRANTED	31.1.06	Taunton	SWEB - Dowlas	111,228.00	not stated
43/2004/042	GRANTED	27.6.06	Wellington	Land between 43 & 45 Howard Rd	3,224.00	not stated
38/2005/181	SIGNED	8.8.06, 3.7.03,	Taunton	20 East Reach	4,662.00	June 2008
<b>Play only</b>						
38/2000/057	RECEIVED	30/08/2002	Taunton	Sherford	7,000.00	not known
38/2000/090	RECEIVED	17/07/2001	Taunton	Bishops Gate/Victoria Yard	20,000.00	not known
38/2001/155LB	RECEIVED	26/02/2004	Taunton	Kings College-Convent site	50,000.00	Feb 2010
<b>Ecological Area</b>						
38/1992/037	RECEIVED	11/09/98	Taunton	Weirfield Green	10,940.60	Sept 99
<b>Memorial Stone</b>						
14/11/2002	RECEIVED	23.05.03	Cotford St Luke	Memorial Stone	10,000.00	not known
<b>Housing Enabling</b>						
Various	RECEIVED	Various	Various	Various	536,545.01	within 5 year's of a site being identified
<b>Total</b>					<u><u>1,213,569.73</u></u>	