

MEMORANDUM

SECTION 106 AGREEMENT INSTRUCTIONS & HEADS OF TERMS

TO: Legal Services

CC: Neal Gascoine

FROM: Marcelina Rejwerska, Senior Planning Officer

DATE: 16/12/2025

APPLICATION REF: PL/24/1161

COMMITTEE or DELEGATED: Delegated Decision

START DATE OF APPLICATION: 04/09/2024

EXPIRY DATE OF APPLICATION: 12/06/2025

LEGAL AGREEMENT OR UNILATERAL UNDERTAKING HEADS OF TERMS:

£3,000.00 up front contribution towards affordable housing elsewhere within the Borough; and Deferred Payment Mechanism – to allow for an improved contribution up to 50% of uplift in value should the property be sold within 3 years from the date of the decision (based on the existing GDV of £625,000; uplift net of reasonable agent and legal fees only)

THE TERMS OF THE OBLIGATION AGREED WITH THE APPLICANT

A Monitoring Fee of £450 is payable on completion of the Agreement.

The Council's Legal Fees - at a figure to be agreed by Legal Services - are also payable on completion of the Agreement.

SITE ADDRESS

Webbs Court, 8 Holmes Road, Earley, Reading, RG6 7BH

PROPOSED DEVELOPMENT

Conversion of existing Dance Studio premises to 1 x dwelling

APPLICANT

Mr J. Talfourd-Cook

APPLICANT'S AGENTS

STL Architecture

LANDOWNERS

Mr J. Talfourd-Cook

NAMES OF MORTGAGEES

None.

APPLICANT'S SOLICITOR including TELEPHONE, FAX & E-MAIL

None – contact applicant.

PLANS TO BE ATTACHED TO THE AGREEMENT

1) Site Plan at 1:1250 with site edged in red (to be attached)

OTHER INFORMATION

Payable on the date of the decision issued.