

## **CHESHIRE EAST COUNCIL**

Minutes of a meeting of the **Strategic Planning Board**  
held on Wednesday, 10th December, 2014 at Council Chamber, Municipal  
Buildings, Earle Street, Crewe CW1 2BJ

### **PRESENT**

Councillor H Davenport (Chairman)  
Councillor G M Walton (Vice-Chairman)

Councillors Rachel Bailey, B Burkhill, P Edwards, J Hammond, D Hough,  
S Hogben, P Hoyland, O Hunter, B Murphy, D Newton, L Smetham,  
S Wilkinson and J Wray

### **OFFICERS IN ATTENDANCE**

Mr D Evans (Principal Planning Officer), Mr A Fisher (Head of Strategic and  
Economic Planning), Mrs N Folan (Planning Solicitor), Mr N Hulland (Senior  
Planning Officer), Mr D Malcolm (Principal Planning Manager), Mr N Jones  
(Principal Development Officer), Mr P Radia (Senior Planning Officer) and Mr  
P Wakefield (Principal Planning Officer)

### **82 APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillors D Brickhill, D Brown  
and Mrs J Jackson.

### **83 DECLARATIONS OF INTEREST/PRE DETERMINATION**

In the interest of openness in respect of application 14/4212C, Councillor J  
Hammond declared that he was a Director of Ansa Environmental  
Services Ltd who were a consultee on the application, however he had not  
had any discussions or involvement in the application.

In the interest of openness in respect of the same application, Councillor S  
Hogben also declared that he was a Director of Ansa Environmental  
Services Ltd who were a consultee on the application, however he had not  
had any discussions or involvement in the application.

In the interest of openness in respect of application 14/3039N, Councillor  
S Hogben declared that he was a member of Shavington-cum-Gresty  
Parish Council.

In the interest of openness in respect of applications 14/4212C and  
14/4218C, Councillor J Wray declared that he had attended a presentation

made by the applicant but he had not made any comments in respect of the applications.

It was noted that the majority of Members had received correspondence in respect of some of the applications on the agenda as well as a telephone call in respect of one of the applications on the agenda.

#### **84 MINUTES OF THE PREVIOUS MEETING**

##### **RESOLVED**

That the minutes of the meeting held on 12 November 2104 be approved as a correct record and signed by the Vice Chairman.

#### **85 PUBLIC SPEAKING**

##### **RESOLVED**

That the public speaking procedure be noted.

#### **86 14/2230M-OUTLINE APPLICATION FOR A CLOSE CARE RETIREMENT VILLAGE TOGETHER WITH ASSOCIATED ACCESS ROAD, PUBLIC OPEN SPACE, LANDSCAPING, CAR PARKING AND ANCILLARY DEVELOPMENT WITH LANDSCAPING RESERVED FOR SUBSEQUENT APPROVAL, LAND SOUTH OF, COPPICE WAY, HANDFORTH, WILMSLOW FOR P.E. JONES (CONTRACTORS) LIMITED**

(During consideration of the application, Councillor D Hough arrived to the meeting, however he did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Parish Councillor Fox, representing Handforth Parish Council, Dr Small, an objector and Kerren Phillips, the agent for the applicant attended the meeting and spoke in respect of the application).

##### **RESOLVED**

That for the reasons set out in the report and in the verbal update to Board the application be approved subject to the completion of a Section 106 Agreement securing the following Heads of Terms:-

- Individual travel plans for close care cottages and apartments and care beds
- Travel plan monitoring fee
- Operational plan to be submitted
- Financial contribution of £86,000 towards Handforth Woodland Enhancement Project

And subject to the following conditions:-

1. A01AP Development in accord with approved plans
2. A32HA Submission of construction method statement
3. A22GR Protection from noise during construction (hours of construction)
4. A23GR Pile Driving
5. Details of landscaping (reserved matters) to be submitted
6. Time limit for reserved matters
7. Time limit (implementation)
8. Samples of materials to be submitted
9. Foul and surface water drainage details to be submitted
10. Boundary treatment details to be submitted
11. Arboricultural method statement to be submitted
12. Retention of hedges
13. Details of external lighting to be submitted
14. Details of refuse facilities to be submitted
15. Assessment report of traffic noise and scheme of sound insulation measures to be submitted
16. Cycle parking facilities to be provided
17. Footpath and cycleway details to be submitted
18. Scheme to secure energy from decentralised and renewable energy sources to be submitted
19. Incorporation of features for roosting bats and breeding birds
20. Great Crested Newt mitigation works to be carried out
21. Additional contaminated land site investigation to be carried out and submitted
22. Updated badger survey to be submitted
23. Breeding birds survey to be submitted
24. Landscape and Habitat Management Plan to be submitted

It was noted that consultation would take place with the relevant Ward Councillor(s) in respect of pile driving, the construction method statement and hours of construction.

**87 14/4212C-DETAILED APPROVAL IS NOW SOUGHT FOR ACCESS, APPEARANCE, LANDSCAPING, LAYOUT AND SCALE IN RESPECT OF THE RESIDENTIAL ELEMENT OF THE SCHEME. THE OUTLINE APPLICATION 09/2083C WAS SUBJECT TO AN EIA THEREFORE AN ENVIRONMENTAL STATEMENT WAS SUBMITTED TO THE LOCAL AUTHORITY AS PART OF THE OUTLINE SUBMISSION, FORMER ALBION CHEMICALS, BOOTH LANE, MOSTON FOR TAYLOR WIMPEY MANCHESTER**

Consideration was given to the above application.

(Bernadette McQuillan, representing the applicant attended the meeting and spoke in respect of the application).

## RESOLVED

That for the reasons set out in the report and in the written update to Board the authority be delegated to the Head of Strategic and Economic Planning, in consultation with the Chairman or Vice Chairman of the Strategic Planning Board, to approve the application subject to:-

- Completion of a wintering bird survey and no objection being raised by the Council's Ecologist or Natural England

And subject to the following conditions:-

1. Approved Plans
2. Materials to be submitted and approved
3. Landscaping details to be submitted to the LPA for approval in writing (including land levels for the proposed POS)
4. Implementation of the approved landscape scheme
5. Boundary treatment to be submitted and approved
6. The proposed development to proceed in strict accordance with the submitted Survey & Outline Mitigation strategy produced by Urban Green.
7. Breeding Birds Timing of Works
8. Provision of Breeding Bird Nest Boxes
9. Bin storage details for the apartments
10. Cycle storage details for the apartments
11. Submission of a revised tree protection scheme and arboricultural method statement
12. Method Statement for works within the RPA's to be submitted and approved
13. Details of surfacing materials within the RPA's to be submitted and approved
14. Construction Site Management Plan for trees to be submitted and approved
15. Construction Site Management Plan to be submitted and approved
16. Existing and proposed land levels within the RPAs of the retained trees to be submitted and approved
17. Retention of existing hedgerows
18. Surface Water Drainage Details to be submitted and approved
19. Prior to first development the developer will provide a construction management plan to the LPA for approval in writing
20. Prior to first occupation the priority controlled junction with the A533 will be completed.
21. Prior to first development the developer will provide detailed design and construction plans for the internal highway infrastructure and the proposed junction with the A534.
22. Submission of an amended plan for the adoptable layout
23. Diversion of the PROW

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Principal Planning Manager in consultation with the Chairman (or in his

absence the Vice Chairman) of Strategic Planning Board, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

In addition two informatives were also suggested.

**88 14/4218C-VARIATION OF CONDITIONS 6, 7, 25 AND REMOVAL OF CONDITION 14 ON APPLICATION 09/2083C, FORMER ALBION CHEMICAL WORKS, BOOTH LANE, MOSTON FOR TAYLOR WIMPEY MANCHESTER**

Consideration was given to the above application.

(Bernadette McQuillan attended the meeting and spoke in respect of the application.

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 legal agreement/deed of variation to secure the same Heads of Terms as application 09/2083C

1. a) Affordable housing provision of 16% - to be provided on site. The housing is to be provided based on 33% social rented and 67% intermediate/shared ownership, and to be provided in a variety of unit sizes to meet local requirements, in accordance with the scheme to be agreed at the Reserved Matters stage. The affordable housing to be 'tenure blind' and pepper potted throughout the site, subject to RSL operational requirements.

1. b) An overage clause which provides for the current viability calculations to be reviewed at appropriate intervals before completion of the development and for the figure of 16% to be increased if the economics of provision improve either by increased on site provision or by financial contribution in lieu.

2. The following contributions:-

A533/A54 Leadsmithy St, Middlewich:- £170,000

A533/A534 The Hill/High St/Old Mill Rd/Brookhouse Rd roundabout, Sandbach £197,000

£190,000 to be spent either on Junction 17 of the M6 or the Middlewich bypass whichever comes forward first (the decision regarding allocation of this contribution to be delegated to the Head of Planning and Housing, in consultation with the Chairman)

Quality partnership bus shelters £25,000

Real Time Information facility, Sandbach Rail Station £20,000

Travel Plan facilities and targets £38,000

Education contribution - £100,000

3. Provision for public open space to serve the whole of the development to be agreed with the Council when details of layout are submitted for approval. This must secure the provision and future management of children's play areas and amenity greenspace in accordance with quantitative and qualitative standards contained in the Council's policy documents including the Congleton Borough Local Plan First Review SPG1 and its Interim Policy Note for the Provision of Public Open Space 2008. Submitted details must include the location, grading, drainage, layout, landscape, fencing, seeding and planting of the proposed public open space, transfer to and future maintenance by a private management company.

And subject to the following conditions:-

1. Standard outline
2. Submission of reserved matters
3. Approved Plans – location and zoning
4. Notwithstanding detail shown – no approval of indicative residential masterplan.
5. Submission of Landscape Design principles
6. Submission of Landscape framework as amended by this report
7. Submission of Landscape and ecological management plan as amended by this report
8. Retention of trees and hedgerows
9. Submission of Arboricultural Impact Assessment
10. Submission of Arboricultural Method Statement
11. Submission of Comprehensive tree protection measures
12. Submission of assessments under the Hedgerow Regulations with each reserved matters application, for any hedgerows to be removed as part of that phase of development.
13. Submission of topographical survey as part of reserved matters.
14. Geophysical survey in order to establish the need, if any, for further archaeological mitigation and submission / implementation of mitigation.
15. Submission of travel plan with each reserved matters application
16. Contaminated land assessment
17. A scheme for the provision and implementation of a surface water regulation system
18. A scheme for the management of overland flow
19. A scheme to be agreed to compensate for the impact of the proposed development on the two drainage ditches within the development boundary.
20. A scheme for the provision and management of compensatory habitat creation
21. Wetland creation, for example ponds and swales.
22. A scheme to dispose of foul and surface water
23. Submission of contaminated land investigation / mitigation
24. Submission of revised air quality impact assessment / mitigation
25. South west facing facades of dwellings to be attenuated to provide a 5 dB reduction.

26. The north western boundary shall be attenuated by a landscaped buffer zone which shall be 2m high and a minimum surface density of 15/20 kg/m<sup>3</sup>. Along the top of the bund shall be a 2m acoustic fence in order to provide further attenuation.

27. Submission of scheme for protecting the proposed dwellings from railway noise and vibration

28. Submission of a scheme for protecting housing from noise from all the commercial and industrial activities

29. Each reserved matters application for commercial activities to be accompanied by submission and approval of proposed hours of operation

30. Each reserved matters application for commercial activities to be accompanied by a noise impact assessment has been submitted to and approved by the Local Planning Authority. The noise impact assessment shall address;

- All hours of operation;
- noise from moving and stationary vehicles;
- impact noise from working activities;
- noise from vehicles moving to and from the site in terms of volume increase; and
- current background levels of noise.

Any recommendations within the report shall be implemented prior to the development being brought into first use.

31. Prior to commencement of development of any commercial building scheme for the acoustic enclosure of any fans, compressors or other equipment with the potential to create noise, to be submitted

32. Prior to commencement of development of any commercial building details of any external lighting shall be submitted to and approved

33. Prior to commencement of development of any commercial building details of security for the car parks to prevent congregations of vehicles late at night to be submitted

34. Prior to commencement of development of any commercial building details of the specification and design of equipment to extract and disperse cooking odours, fumes or vapours

35. The hours of construction (and associated deliveries to the site) of the development shall be restricted to 08:00 to 18:00 hours on Monday to Friday, 08:00 to 13:00 hours on Saturday, with no work at any other time including Sundays and Public Holidays

36. Details of the method, timing and duration of any pile driving operations to be approved

37. Details of the method, timing and duration of any floor floating operations connected with the construction of the development hereby approved to be approved

38. A phasing scheme to be submitted and agreed with the Local Planning Authority.

In order to give proper effect to the Board's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chairman (or in his absence the Vice Chairman) of Strategic Planning Board, to correct

any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

(The meeting was adjourned for lunch from 12.30pm until 1.20pm. Prior to consideration of the following item, Councillor P Edwards arrived to the meeting).

**89 14/3039N-RESERVED MATTERS (APPEARANCE, LANDSCAPING, LAYOUT & SCALE) FOR RESIDENTIAL DEVELOPMENT COMPRISING 200 DWELLINGS (30% AFFORDABLE) AND CREATION OF PUBLIC OPEN SPACE, IN RELATION TO OUTLINE APPROVAL 12/3114N, LAND SOUTH OF, NEWCASTLE ROAD, SHAVINGTON & WYBUNBURY FOR MR NIALL MELLAN, PERSIMMON HOMES**

(During consideration of the application, Councillor Mrs R Bailey arrived to the meeting, however she did not take part in the debate or vote on the application).

Consideration was given to the above application.

(Adele Snook, the agent for the applicant attended the meeting and spoke in respect of the application. In addition a statement was read out by the Principal Planning Manager on behalf of Councillor Mrs J Clowes, the Ward Councillor).

**RESOLVED**

That for the reasons set out in the report and in the written update to Board the application be approved subject to the following conditions:-

1. Plans
2. Implementation of landscaping
3. Tree retention
4. Obscure glazing (First-floor side elevations on plots – 27, 32, 33, 35, 45, 48, 79, 80, 83, 114, 125, 157, 162, 166, 174, 179, 180 & 181)
5. Removal of Permitted Development Rights (Part 1 - Classes A-E)
6. Implementation of Protected Species Mitigation method statement prepared by TEP dates September 2014.
7. Submission / approval of detailed design of additional ponds
8. Submission / approval of scheme for the safeguarding of existing ponds and hedgerows during the construction process.
9. Submission / approval of method statement for the creation of meadow/wildflower grassland.
10. Implementation of submitted management plan (version 2)
11. Submission / approval of proposals for the provision of amphibian hibernacula within the habitat area.

In the event of any changes being needed to the wording of the Strategic Planning Board's decision (such as to delete, vary or add

conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

It was noted that consultation would take place with the relevant Ward Councillor(s) in respect of pile driving, the construction method statement and hours of construction.

(Councillors P Hoyland and D Newton left the meeting and did not return).

90 **14/4380N-INSTALLATION OF A SOLAR PARK WITH AN OUTPUT OF APPROXIMATELY 13.28MW ON LAND ASSOCIATED WITH HURST HALL, HURST HALL, WRENBURY ROAD, MARBURY FOR MARKUS WIERENGA, GREEN SWITCH DEVELOPMENTS LTD**

Consideration was given to the above application.

(Councillor S Davies, the Ward Councillor, Parish Councillor Joe Briggs, Chairman of Marbury and District Parish Council, Parish Councillor Jack McEvoy, Chairman of Wrenbury Parish Council, Oliver Lowe, representing Marbury Solar Supporters', Graham Walsh, representing Residents Against Marbury Solar, RAMS, Philip Kenyon, an objector, Ross Evans, a supporter, Richard Evans, a supporter and Simon Newall, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That the application be refused for the following reason:-

1. The development of the proposed solar park would have a significant adverse impact on the landscape character of the site. In particular the views from the South Cheshire Way on the southern boundary of the site and Footpath 16 Norbury, following the route of the Llangollen Branch of the Shropshire Union canal to the north. This adverse impact significantly and demonstrably outweighs the benefits of the scheme in terms of renewable energy production. The proposal is therefore contrary to paragraph 98 of the NPPF and Policies NE.2, NE.11 and NE.19 of the Borough of Crewe and Nantwich Replacement Local Plan 2011.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Interim Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

91 **14/4500N-ERECTION OF A SOLAR PARK SUBSTATION AND DISTRIBUTION NETWORK OPERATOR (DNO) SUBSTATION IN CONNECTION WITH THE PROPOSED SOLAR PARK AT LAND ASSOCIATED TO HURST HALL FARM, MARBURY, SY13 4LU. (TO ACCOMPANY APPLICATION 14/4380N), LAND ADJACENT TO BANK FARM, CHOLMONDELEY ROAD, WRENBURY, NANTWICH FOR MARKUS WIERENGA, GREEN SWITCH DEVELOPMENTS LTD**

Consideration was given to the above application.

(Graham Walsh, representing Residents Against Marbury Solar, RAMS and Philip Kenyon, an objector attended the meeting and spoke in respect of the application.

**RESOLVED**

That the application be refused for the following reason:-

1. The development of the proposed solar park substation and distribution network operator substation is within Open Countryside and is contrary to the requirements of Policy NE.2 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and Policy PG 5 of the Cheshire East Development Strategy – Submission Version. This is by virtue of the introduction of buildings into the open countryside that are not required for the purposes of agriculture , forestry or outdoor recreation.

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Interim Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(The meeting adjourned for a short break. Prior to consideration of the following item, Councillor H Davenport left the meeting and did not return and Councillor G Walton took over the Chair for the remainder of the meeting).

**92 14/3976N-OUTLINE APPLICATION FOR ERECTION OF UP TO 26 DWELLINGS, ACCESS AND OPEN SPACE, 22, HEATHFIELD ROAD, AUDLEM FOR FRANK HOCKENHULL, HOCKENHULL PROPERTIES LTD**

Consideration was given to the above application.

(Parish Councillor Geoff Seddon, representing Audlem Parish Council, Steve Amies, representing Heathfield Road Residents' Association, Heather Jones, an objector speaking on behalf of Audlem Medical Practice, Shaughna Warburton, an objector and Mr Goodwin, the agent for the applicant attended the meeting and spoke in respect of the application).

**RESOLVED**

That for the reasons set out in the report the application be approved subject to the completion of a Section 106 Agreement securing the following Heads of Terms:-

- Contribution of £25,000 to health care provision,
- £49,028 to secondary education,
- Provision of public open space to be transferred to a Management Company

And subject to the following conditions:-

1. Commencement
2. Submission of reserved matters (all matters other than access)
3. Approved plans
4. Submission of a Phase II Contaminated Land Survey
5. Submission and approval of a construction management plan including any piling operations and a construction compound within the site
6. Reserved matters to include a detailed suite of design construction plans for the adoptable highways
7. The access shall be completed prior to commencement of development
8. Submission of drainage scheme to include foul and surface water
9. Tree and hedgerow protection measures
10. Breeding bird survey for works in the nesting season
11. Reserved matters to include details of boundary treatments
12. Reserved matters to include details of bat and bird boxes
13. Reserved matters to include details of existing and proposed levels
14. Reserved matters to include details of bin/cycle storage

15. Reserved matters to include a single electric vehicle charging point for each dwelling
16. The proposed dwellings of two-storey or less, with a maximum ridge height of 8 metres
17. Provision of 30% affordable housing

In the event of any changes being needed to the wording of the Board's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Principal Planning Manager has delegated authority to do so in consultation with the Chairman of the Strategic Planning Board, provided that the changes do not exceed the substantive nature of the Board's decision.

Should this application be the subject of an appeal, authority be delegated to the Principal Planning Manager in consultation with the Chairman of the Strategic Planning Board to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.

(Prior to consideration of the following item, Councillors Mrs O Hunter and B Murphy left the meeting and did not return).

### **93 HOLMES CHAPEL ROAD, CONGLETON**

Consideration was given to the above report.

#### **RESOLVED**

That for the reasons set out in the report the reasons for refusal in respect of open countryside, housing land supply, important hedges, highways and landscape be withdrawn and the Principal Planning Manager be instructed not to contest the issues at the forthcoming public inquiry and the forthcoming public inquiry and therefore due to in the specific circumstances in this case no evidence to the Inquiry be provided.

That the Council enter into a Section 106 in respect of the forthcoming Appeal to secure the Heads of Terms set out below.:-

- Affordable housing:
  - 30% of all dwellings to be affordable (65% social or affordable rented and 35% intermediate tenure)
  - A mix of 1, 2 , 3 bedroom and other sized properties to be determined at reserved matters
  - units to be tenure blind and pepper potted within the development, the external design, comprising elevation, detail and materials should be compatible with the open market homes on the development thus achieving full visual integration.

- constructed in accordance with the Homes and Communities Agency Design and Quality Standards (2007) and should achieve at least Level 3 of the Code for Sustainable Homes (2007).
  - no more than 50% of the open market dwellings are to be occupied unless all the affordable housing has been provided, with the exception that the percentage of open market dwellings that can be occupied can be increased to 80% if the affordable housing has a high degree of peppercorn and the development is phased.
  - developer undertakes to provide the social or affordable rented units through a Registered Provider who are registered with the Homes and Communities Agency to provide social housing.
- Provision of minimum of 1680m<sup>2</sup>sqm and of shared recreational open space and children's play space to include a LEAP with 5 pieces of equipment
  - Private residents management company to maintain all on-site open space, including footpaths and habitat creation area in perpetuity
  - Commuted Sum (to be negotiated) towards improvement of the Waggon and Horses Junction and the improvements at Barn Road roundabout or other measures that will provide similar congestion relief benefits to the A34 corridor through Congleton – amount to be confirmed
  - Commuted sum of £40000 to upgrade existing Puffin Crossing to Toucan Crossing
  - Commuted Sum payment in lieu of health related provision in accordance with the NHS Health Delivery Plan for Congleton of £68,000.

(Prior to consideration of the following item, Councillor B Burkhill and S Hogben left the meeting and did not return).

**94 UPDATE FOLLOWING THE RESOLUTION TO APPROVE APPLICATION 13/3449C SUBJECT TO A S106 AGREEMENT, GLEBE FARM, BOOTH LANE, MIDDLEWICH**

Consideration was given to the above report.

**RESOLVED**

That for the reasons set out in the report the proposed changes to the affordable housing element of the s106 legal agreement be agreed as follows:-

A scheme for the provision of 10% affordable housing with 65% to be rented and 35% intermediate (all affordable units to be intermediate if proof that no Registered Provider will take the rented units after at least six months of marketing). The scheme shall include:

- The numbers, type and location on the site of the affordable housing provision
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing

- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- The occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

**95 PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE DURING FOR QUARTERS 1 AND 2 OF 2014/15**

Consideration was given to the above application.

**RESOLVED**

That the report be noted.

The meeting commenced at 10.30 am and concluded at 6.15 pm

Councillor H Davenport (Chairman)