

Application No: 15/0803N

Location: FORMERS SITE OF NORTH STREET METHODIST CHURCH, NORTH STREET, CREWE, CW1 4NJ

Proposal: Variation of Condition 11 (affordable housing) of approved 13/0136N - Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision.

Applicant: Wulvern Housing Ltd

Expiry Date: 13-Apr-2015

SUMMARY

Full planning permission has already been given for residential development on this site.

The proposed amendment relates to an alteration to alter the mechanism which secures the affordable housing on this site only. There are no objections to this change.

RECOMMENDATION

Approve subject to conditions and a S106 Agreement

PROPOSAL

Planning permission 13/0136N gave approval for the erection 18 dwellings retirement apartments and a church community centre subject to condition 11 which stated as follows:

The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented.*
- ii) Details of the arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing.*
- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.*

iv) 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.

This application seeks to remove this condition and secure the affordable housing as part of a S106 Agreement.

SITE DESCRIPTION

The application site relates to the former North Street Methodist Church itself and land to its rear on the southern side of North Street, Crewe, within the Crewe Settlement Boundary.

In April 2013 planning permission was granted for the demolition of the Church and the erection of a community centre and a 3-storey affordable housing retirement block. This development is currently under construction and is largely completed.

There are no designations affecting the site.

RELEVANT HISTORY

13/0136N - Demolition of existing church building, erection of church community centre and 18 affordable retirement apartments and associated access and car parking provision – Approved 3rd April 2013

NATIONAL AND LOCAL POLICY

National Policy

The National Planning Policy Framework establishes a presumption in favour of sustainable development.

Of particular relevance are paragraphs:

14. Presumption in favour of sustainable development

Development Plan

The Development Plan for this area is the Borough of Crewe and Nantwich Replacement Local Plan 2011, which allocates the site as within the Crewe Settlement Boundary.

The relevant Saved Policies are:

RES.7 (Affordable Housing)

Cheshire East Local Plan Strategy – Submission Version (CELP)

The following are considered relevant material considerations as indications of the emerging strategy:

PG6 – Spatial Distribution of Development

Other Considerations

Interim Planning Statement on Affordable Housing

CONSULTATIONS

Strategic Housing Manager: The Council's Interim Planning Statement on Affordable Housing requires affordable housing to be secured by way of s106 agreement, as such I do not object to this application.

PARISH/TOWN COUNCIL

No comments received at the time of writing this report.

REPRESENTATIONS

One letter of general observation has been received raising the following points:

- The development has been completed
- Privacy issues

APPRAISAL

Principle of Development

The principle of development has been accepted and this application seeks to alter the mechanism to secure the affordable housing on site.

Affordable Housing

The development would still provide the same level of affordable housing and the developer wishes to alter the mechanism which secures the affordable housing on site from a planning condition to a S106 Agreement. This follows discussions with the applicant's lender.

CONCLUSIONS

Full planning permission has already been given for residential development on this site.

The proposed amendment relates to an alteration to alter the mechanism which secures the affordable housing on this site only. There are no objections to this change.

RECOMMENDATIONS

That the application be approved subject to completion of Section 106 Agreement to secure the following:

The development shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing set out in the Glossary to the National Planning Policy Framework. The scheme shall include:

- i) The affordable housing provision shall consist of 100% of the dwellings which shall be social rented or affordable rented or intermediate housing**
- ii) Details of the tenure split and arrangements for the transfer of the affordable housing to an affordable housing provider**

- iii) The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing.
- iv) 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.

Approve subject to the following conditions;

1. Plans
2. Materials - As per discharge
3. Hours of construction
4. Lighting - As per discharge
5. Dust suppression scheme – Implementation
6. Kerb radius and tactile paving – As per discharge
7. Landscaping – Implementation
8. Boundary treatment – Implementation
9. Internal site layout – Implementation
10. Parking layout – As per discharge
11. Drainage details - As per discharge

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Strategic & Economic Planning, in consultation with the Chair (or in his absence the Vice Chair) of Southern Planning Committee, to correct any technical slip or omission in the wording of the resolution, between approval of the minutes and issue of the decision notice.

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