

SOUTHERN PLANNING COMMITTEE UPDATE – 30th May 2018

APPLICATION NO: 17/5537C

PROPOSAL: Erection of Retirement Living Accommodation (Category II type) together with communal facilities, landscaping and car parking.

ADDRESS: Land at Cedar Avenue, Alsager

APPLICANT: McCarthy & Stone Retirement Lifestyles Ltd

Additional Representation

A representation has been received from the agent for the applicant which states that the applicant is prepared to make an additional contribution on the basis that no legislation is enforced which would prevent the applicant being able to secure ground rental income prior to the buildings first occupation (i.e. a total of £220,500 towards planning contributions as reported on page 23 of the committee report).

Officer Comment

The comments made by the applicant are reasonable as a final decision on whether the Government will introduce legislation so that new houses and flats is set at a peppercorn value is yet to be made. This could be incorporated into the S106 Agreement in the scenario that no legislation is introduced.

Open Space

The open space consultation response within the main report incorrectly assumes that the development is a care home and not C3 (dwellinghouses). As a result the development should have POS requirements as per any other type of housing.

In this case it is accepted that the open space and gardens around the proposed apartment block would not be public open space and would be for the private use of the future occupiers. Due to the viability issues associated with the development and reported within the main report it is not possible to provide off-site contributions to public open space and the priority is given to the requested contributions in the form of NHS mitigation, biodiversity mitigation and off-site affordable housing provision.

RECOMMENDATION:

APPROVE subject to the completion of a S106 Agreement to secure the following:

1. Healthcare of £23,000 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)

If no legislation is enforced by the Government that would prevent the applicant being able to secure ground rental income prior to the buildings first occupation then the additional contributions will be secured;

2. £4,936 for Alsager Primary Care Centre (sum to be paid prior to the occupation of the second unit)
3. £6,930 biodiversity off-setting contribution (sum to be paid prior to the occupation of the second unit)
4. £185,634 towards off-site affordable housing (sum to be paid prior to the occupation of 50% of the units on the site)

And the following conditions:

1. Standard Time
2. Plans
3. Tree Protection
4. Tree Pruning/Felling Specification
5. Service/Drainage Layout to be submitted
6. Engineer no dig construction of pedestrian footpath to the south of the site
7. Prior to the use of any facing or roofing materials details shall be submitted and approved
8. Notwithstanding the approved plans boundary treatment details shall be submitted and approved
9. Submission, approval and implementation of a Construction Management Plan
10. Implementation of the noise mitigation measures
11. Piling works
12. Levels to be submitted and approved
13. Provision of Electric Vehicle infrastructure
14. Contaminated land – submission of a phase 2 report
15. Contaminated land – submission of a verification report
16. Contaminated land – works to stop if any unexpected contamination is discovered on site Compliance with the submitted FRA
17. Breeding birds – mitigation measures
18. Breeding Birds – timing of works
19. Submission of external lighting details
20. Site to be drained on a separate system with only foul drainage connected into the public foul sewerage system.
21. Submission of a scheme for the removal of Himalayan Balsam on the application site
22. Notwithstanding approved plans details of the hard and soft landscaping and car parking layout to be submitted and approved
23. Implementation of the landscaping scheme
24. The car-parking layout approved as part of condition 22 shall be implemented prior to first occupation

In order to give proper effect to the Board`s/Committee`s intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice

Should this application be the subject of an appeal, authority is approved to enter into a S106 Agreement to secure the following:

- 1. Healthcare of £23,000 for Alsager Primary Care Centre (sum to be paid prior to the commencement of development)**

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