

SOUTHERN PLANNING COMMITTEE – 6th March 2019

UPDATE TO AGENDA

APPLICATION NO.

18/1725C

LOCATION

LAND ADJACENT TO 68 CLOSE LANE, ALSAGER

UPDATE PREPARED

Revised offer

The committee report advises that the proposal is contrary to affordable housing policy SC5 as it is x2 units shy of the x5 units to be policy compliant and as such refusal is recommended.

After negotiations the applicant has since confirmed that they would provide the full x5 units with a split of x2 affordable rent housing and x3 discounted open market sale properties.

Officer comment

The proposal now provides the policy compliant x5 affordable houses. Whilst the proposal is technically contrary to the recommended housing split as required by the policy (65% affordable rent housing and 35% intermediate affordable housing) the shortfall is simply the substitution of a rented property to a discounted market dwelling. Given the small scale nature of the scheme and given the findings of the viability report that the scheme is only able to deliver up to x3 affordable units, this is considered to be a reasonable compromise.

The revised offer has also been deemed acceptable by the Councils Housing Officer.

As a result this is considered to tip the overall planning balance in favour of the proposal and as such the recommendation is now for approval.

Recommendation

APPROVE subject to conditions, Section 106 Agreement and the below Heads of Terms:

S106	Amount	Triggers
Affordable Housing	30% (x2 units Affordable Rent x3 units%)	In accordance with phasing plan

	Intermediate)	
Education	Contribution of £32,685 towards secondary school provision	100% prior to occupation of the 10 th dwelling
Trees	Residents management and maintenance agreement in perpetuity for the incidental public open space, the pond and the tree belt to the north-western and south-western boundaries	Prior to first occupation

And the following conditions:

- 1) Time limit
- 2) Reserved matters
- 3) Approved plans
- 4) Levels
- 5) Replacement pond
- 6) Incorporation of gaps for hedgehogs
- 7) Bird survey
- 8) Features for breeding birds
- 9) Foul and surface water drainage
- 10) Drainage strategy
- 11) Visibility splays to be provided
- 12) Landscape scheme including details to mitigate the loss of tree from the eastern boundary
- 13) Boundary treatment
- 14) Travel information pack
- 15) Electric vehicle charging points
- 16) Low emission boilers
- 17) Contaminated land – contamination not previously identified
- 18) Contaminated land – importation of soil
- 19) Housing mix
- 20) Woodland management scheme for the trees to the north-western and south-western boundaries
- 21) Arboricultural impact assessment