

APPLICATION NO: 25/0835/VOC

LOCATION: Land To The North Of Sydney Road, Crewe, Cheshire East, CW1 5NF

PROPOSAL: Variation of condition 1 on approval 21/1098N

Members will recall that when they determined planning application 25/0836/FUL (the full application) in July, to increase numbers on part of the site as part of a re-plan, the decision was that all the additional affordable housing units would be provided on that site, the rationale being that there was uncertainty about the status of this variation of condition application.

The applicant has now requested, that if Members are minded to Approve this application, as recommended, that the applicant is able to provide the additional affordable housing units across the site as a whole. In addition, they are seeking for the trigger for the delivery of affordable housing to be changed from prior to commencement of development to prior to any above ground works being undertaken (on the basis that this was discussed in the updated report but was not reflected in the committee's resolution).

In addition, the applicant with reference to point 4 under "To obtain a written legal opinion as to whether a breach of planning condition has occurred and whether planning permission has been nullified." Watkin Jones confirm for the avoidance of doubt that development started on site 8th November 2021.

CONSULTATIONS

Housing

"The applicant has requested that the 8 affordable dwellings for this site be distributed across the wider site (application 19/4337N).

If the applicant's intention is to deliver 6 social or affordable rent and 2 intermediate units, one of the options agreed by Committee, then we do not object to these units being distributed across the wider site.

However, if the applicant moves forward with a build to rent model for these 24 units, then the definition of build to rent in the National Planning Policy Framework will restrict the build to rent units from being distributed across the wider site, and in turn would not allow for the affordable private rent units to be distributed across the wider site, as the build to rent option only has planning approval for the 24 units covered by application 25/0836/FUL and not the wider site."

Representations

An additional representation has been received from an Aston, Nantwich resident stating:

“We are looking to see 4 bedroom homes with garages for families of 5 people. There just aren’t any available especially on rent to buy schemes which is what we would need to get on the property ladder that are immediately unable to save for a mortgage due to the “rent trap”

KEY ISSUES

Affordable Housing

As the site (the full application site and the Variation of Condition sites) are viewed as one – as originally approved, there is no objection to the principle of distributing the affordable housing across the whole site. The issue however seems to be the tenure type proposed. Housing are supportive of the affordable rent/intermediate tenure mix, however the build to rent model causes issues.

The applicant has been asked to comment on the proposed tenure type, as this needs to be clarified before a recommendation on the proposed amendments to the S106 route is taken.

CONCLUSION:

Members will need to be updated on this matter at Committee.

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