

Application No: 15/0775N

Location: Site Of Thornton House, EMBERTON PLACE, AUDLEM, CW3 0HL

Proposal: Removal of Condition 3 relating to the Provison of Social Housing

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 13/3258N gave approval for the erection 10 bungalows subject to condition 3 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 affordablehousing 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.*

Reason: To ensure that the development is provided for its intended purpose and to secure

affordable housing in accordance with the NPPF and Policy RES.7 of the Borough of Crewe and Nantwich Replacement Local Plan 2011 and the Interim Planning Statement on Affordable Housing.

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

SITE DESCRIPTION

The application site is located to the south east of Cheshire Street (A529) within the Audlem Village Settlement Boundary as defined by the Borough of Crewe and Nantwich Replacement Local Plan. The site comprised a 2 storey community facility and 8 single storey bedsits and a landscaped area to the rear of the community facility. The surrounding development comprises bungalows similar to those proposed.

The approved development has now been constructed and has been occupied.

RELEVANT HISTORY

13/3258N - Construction of 10 bungalows with associated landscaping and car parking – Approved 18th October 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 Audlem 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

No representations received at the time of writing this report.

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. Approved Plans

2. Maintenance of the approved landscaping - Any trees, shrubs or hedges planted in accordance with this condition which are removed, die, become severely damaged or become seriously diseased within five years of planting shall be replaced within the next planting season by trees, shrubs or hedging plants of similar size and species to those originally required to be planted.

In order to give proper effect to the Board's/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 her 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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