

Application No: 15/0776N

Location: Site Of Royal Scot, PLANE TREE DRIVE, CREWE

Proposal: Removal of Condition 12 relating to Affordable Housing on application 13/1654N

Applicant: Wulvern Housing

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 13/1654N gave approval for the erection 14 dwellings subject to condition 12 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*
- 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 was a public house known as the Royal Scot, on Plane Tree Drive, Crewe. There was a large area of hardstanding around the public house and a garden area to the rear. The application site is situated within the Settlement Boundary for Crewe. The site is located within a predominantly residential area with a parade of shops and a secondary school in close proximity.

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

## **RELEVANT HISTORY**

13/1654N - Demolition of Royal Scot Public House & construction of 14no. 2 bedroom homes for social housing – Approved 24<sup>th</sup> July 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**

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.

3. Remove Permitted Development

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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