

Application No: 15/0777N

Location: 89A, BRADFIELD ROAD, CREWE, CW1 3RB

Proposal: Removal of Condition 15 which will be dealt with instead by way of S106

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 13/0130N gave approval for the erection 12 dwellings and 4 apartments subject to condition 15 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 site is located to the southern side of Bradfield Road within the Crewe Settlement Boundary as defined by the Borough of Crewe and Nantwich Replacement Local Plan. The site included a detached bungalow (89A Bradfield Road) and a large car garage to the rear of the site. The area is predominantly residential with residential properties to the north, south and west. To the east of the site is an existing area of public open space.

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

RELEVANT HISTORY

13/0130N - Demolition of Existing Bungalow & Garage. Construction Of : 4 One Bed Apartments, 8 Two Bed Houses & 4 Three Bed Houses – Approved 28th February 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. The windows on the side elevation of plots 3 and 11 of the approved dwellings shall be non-opening unless the part of the window opened is more than 1.7 metres above the floor of the room in which the window is installed and permanently glazed in obscure / translucent glass. The fenestration details shall not be varied without the prior written consent of the Local Planning Authority.

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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