

SOUTHERN PLANNING COMMITTEE – 25th NOVEMBER 2015

APPLICATION NO: 15/3563N

PROPOSAL: Erection of 5 dwellings and creation of new vehicular access off Longhill Lane

ADDRESS: Land off Longhill Lane, Hankelow.

APPLICANT: D E Thelwell

CONSULTATIONS

Strategic Housing:

The commuted sum to be paid by the applicant has not yet been confirmed. However, it is suggested that the final figure once confirmed, is delegated to the Principal Planning Manager (Regulation), in consultation with the Chair (or in her absence the Vice Chair) to ensure the figure is included in the S106 Heads of Terms prior to any formal issue of decision, should the application be approved.

CEC Flood Risk:

A strip of land within the site boundary adjacent to Longhill Lane is shown to be at high risk of flooding from surface water. Appropriate measures would need to be incorporated into the design of the site to mitigate any potential risk.

Any surface water discharges from the proposed development should mimic (or where possible reduce) existing pre-development run-off rates and, in accordance with the National Planning Policy Framework, priority should be given to the use of sustainable drainage systems (SuDS).

A condition to secure a surface water disposal scheme would be attached to any grant of consent.

Highways:

The required visibility splays have been shown on updated drawing number 040P. Highway Authority have indicated that a condition to secure the splays and ensure the boundary treatment along the site frontage is retained at a height of no more than 0.6m above ground level.

The applicants have agreed to provide a footpath link to Audlem Road which would initially run along the frontage of the development proposal (west of the site access) and then to the rear of existing properties in a northwesterly direction to meet Audlem Road.

The footway portion of the pedestrian link which is within the highway measures approximately 1.4m in width, tapering to 0.8m at its narrowest point, demonstrated on Dwg No 040P. The minimum acceptable footway width is 1.8m, to which, part of the existing hedgerow running along the site boundary would need to be removed to allow provision of this width.

The footway along the highway would link directly to the footpath proposed through the field to the rear of the properties and it would also therefore provide a pedestrian link to the properties on the adjacent side of Longhill Lane.

Highway Authority raises no objection to the proposal subject to a condition to secure the proposed pedestrian link shown on drawings 010P, 020P and 040P. The footway along the highway should be provided and finished to an adoptable standard. This part of the scheme would be secured via a S.278 Agreement.

RECOMMENDATION

DELEGATE to the Head of Planning (Regulation) in consultation with the Chair or Vice Chair of Southern Planning Committee to agree the off-site affordable housing contribution and then to APPROVE the application subject to the satisfactory completion of a S106 Agreement comprising;

Heads of terms:-

1. A scheme for the provision of 1 affordable housing unit – to be provided as social rent/affordable rent. The scheme shall include:

- The numbers, type, tenure and location on the site of the affordable housing provision**
- The timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing**
- The arrangements for the transfer of the affordable housing to an affordable housing provider or the management of the affordable housing if no Registered Social Landlord is involved**
- The arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and**
- 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.**

2. A contribution for off-site affordable housing (Final sum TBC)

And the following conditions:

- 1. Submission of Reserved Matters**
- 2. Application for Approval of Reserved Matters**
- 3. Commencement of Development**
- 4. Plans**
- 5. Submission / Approval and Implementation of Piling Method Statement**
- 6. Submission / Approval of Information regarding Contaminated Land**

- 7. Tree Protection**
- 8. Submission / Approval of Arboricultural Impact Assessment**
- 9. Survey for nesting birds**
- 10. Visibility splays at access**
- 11. Submission / Approval of a Foul Water Drainage Scheme**
- 12. Submission / Approval of a Surface Water Disposal Scheme**
- 13. Provision of Electric Vehicle Infrastructure**
- 14. Provision of a pedestrian link**

In order to give proper effect to the Committee's intentions and without changing the substance of the decision, authority is delegated to the Head of Planning (Regulation), in consultation with the Chair (or in his 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.

Should this application be the subject of an appeal, authority be delegated to the Head of Planning (Regulation) in consultation with the Chairman of the Southern Planning Committee to enter into a planning agreement in accordance with the S106 Town and Country Planning Act to secure the Heads of Terms for a S106 Agreement.