

SOUTHERN PLANNING COMMITTEE – 31st August 2016

APPLICATION NO: 16/0646N

PROPOSAL: Outline planning application for the demolition of 1no. bungalow and the erection of 15 dwellings, including associated access at land east of Bunbury Lane, Bunbury

ADDRESS: No 6 and Land to the Rear of No 6 Bunbury Lane, Bunbury

APPLICANT: Wulvern

ADDITIONAL INFORMATION

Additional information has been received in relation to the ownership of the visibility splays at the entrance to the site. An amended plan has also been received to show the access to the site and the proposed visibility splays.

The letter from the applicants also states that the issue of the affordable housing provision has been the subject of dialogue between the applicant, Council, and Parish Council. Whilst this is a matter that will be dealt with in detail through any future reserved matters planning application, the applicant has requested that they are agreeable to providing the following mix:

Affordable Rent:-

- a) 2 x 1 bed bungalows.
- b) 1 x 2 bed house.

Affordable Sale:-

- c) 1 x 2 bed house;
- d) 1 x 3 bed house.

Written support of this mix has been received from the Council's Strategic Housing team and Bunbury Parish Council

Additional Representation

Head of Strategic Infrastructure: No objection subject to the imposition of a condition relating to visibility splays and an informative.

Officer Comment

Access to the site is proposed via priority controlled junction with Bunbury Lane. The proposals comprise:

- A Site Access carriageway width of 4.8m;
- Site Access corner radii of 6.0m;

- A 2.0m wide footway on the north side of the Site Access linking the site with the footway network on western side of Bunbury Lane, via a new uncontrolled pedestrian crossing point with dropped kerbs and tactile paving to assist wheel chair users and the visually impaired; and
- Localised carriageway narrowing on Bunbury Lane from around 6.0m to 5.0m; and
- Site Access visibility splays along Bunbury Lane of 2.4m x 59m in both directions of view.

The access proposals have been subject to vehicle swept path analysis and it is concluded that the design is an acceptable solution to serve a development of 15 dwellings. On this basis there are no highway objections to this application.

RECOMMENDATION:

APPROVE subject to a S106 Agreement to secure the following Heads of Terms:

1. A scheme for the provision of 30% affordable housing – 65% to be provided as social rent/affordable rent with 35% intermediate tenure. 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. Provision of an area for Ecological Enhancements to be maintained by a private management company

3. Secondary Education Contribution of £32,685.38

And the following conditions:

- 1. Standard outline 1**
- 2. Standard outline 2**
- 3. Standard outline 3**
- 4. Approved Plans**
- 5. Electric Vehicle Infrastructure to be submitted and approved**
- 6. Construction Management Plan to be submitted and approved**
- 7. Submission / Approval of Information regarding Contaminated Land**
- 8. Any reserved matters application shall be supported by an Arboricultural Impact Assessment (AIA) in accordance with Section 5.4 of BS5837:2012 *Trees in Relation to Design, Demolition and Construction (Recommendations)* which shall evaluate the direct and indirect impact effect of the proposed design on existing trees.**

9. Reserved Matters application to include details of the existing and proposed land levels

10. The development hereby permitted shall not commence until details of the detailed design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the LPA

11. The reserved matters shall include details of the habitat enhancement proposals for the site. Enhancement measures should include a wildlife pond, hibernacula creation, native shrub planting and the enhancement of the grassland habitats.

12. Updated survey for Bats to be undertaken and submitted as part of any reserved matters application

13. Any future reserved matters application to be supported by proposals for the incorporation of gaps for hedgehogs to be incorporate into any garden or boundary fencing proposed. The gaps to be 10cm by 15cm and located at least every 5m

14. Construction of the access and visibility splays

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 Planning (Regulation), 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.

Should the application be subject to an appeal, the following Heads of Terms should be secured as part of any S106 Agreement:

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- 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.**

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