

SOUTHERN PLANNING COMMITTEE – 5TH JULY 2017

UPDATE TO AGENDA

APPLICATION NO.

17/0858N

LOCATION

THE JOLLY TAR INN

UPDATE PREPARED

CORRECTION IN THE REPORT

Page 75 of the planning committee agenda describes the proposal as being for 15 dwellings. This is an error as the proposal has been updated to include 16 dwellings.

Recommendation

No change to initial recommendation which has been considered based on 16 dwellings.

APPROVE Subject to S106 Agreement with 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. Secondary Education Contribution of £32,685.38

And the following conditions;

1. Time limit
2. Plans
3. Materials

4. Removal of permitted development rights – plots 12-16 for extensions/outbuildings and plots 5-11 enclosures
5. Levels
6. Foul and surface water drainage
7. Drainage strategy
8. Piling
9. Electric vehicle charging
10. Dust
11. Travel information pack
12. Contaminated land
13. Management scheme of the PROW
14. Landscaping scheme
15. Tree Protection measures
16. Construction of new footpath prior to first occupation
17. Reasonable avoidance measures detailed within the provided Amphibian Assessment dated 9th June 2017

Informative

1. PROW

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 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.

In the event of an appeal being lodged, approval is given to enter into a S106 Agreement with 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. Secondary Education Contribution of £32,685.38