

Southern Planning Committee 30th May 2018

UPDATE TO AGENDA

APPLICATION No.

18/0356C – Demolition of existing commercial buildings and construction of 14 no. residential dwellings with access, car parking and other associated works

LOCATION

Cherry Lane Farm, Cherry Lane, Rode Heath, Cheshire, ST7 3QX

UPDATE PREPARED

24th May 2018

CONSULTATIONS (External to Planning)

Strategic Housing Manager – No objections, subject to the appropriate contribution towards off-site affordable housing (£273,092)

APPRAISAL

Affordable Housing

The proposed development triggers the requirement to provide 30% affordable housing in line with local planning policy. In this case, the requirement is a scheme in the countryside over 11 dwellings.

14 dwellings are proposed therefore in order to meet the Council's Policy on Affordable Housing there is a requirement for 4 dwellings to be provided as affordable dwellings.

The development is in between Alsager and Rode Heath. This development will, if given planning permission, service both Alsager and Alsager Rural Sub Areas. In the SHMA 2013 and as such, both figures are combined.

The SHMA shows a net requirement for 79 affordable units per annum for the period 2013/14 2017/18 in the Sub Areas of Alsager and Alsager Rural combined. Broken down this is a requirement for 8x 1bedroom, 38x 2 bedroom, 23x 3 bedroom and 8x 4 + bedroom general needs units.

The SHMA also shows a need for 19x 1 bedroom Older Persons dwellings. These can be via Bungalows, Flats, Cottage Style Flats or Lifetime Standard dwellings.

The SHMA shows an over supply of 2 bedroom Older Person's dwellings (-7).

The current number of those on the Cheshire Homechoice waiting list with Church Lawton and Rode Heath as their first choice is 21. This can be broken down to 6x 1 bedroom, 9x 2 bedroom, 3x 3 bedroom and 3x 4 bedroom dwellings.

The Council's Strategic Housing Manager has advised that based on the above, 2 units should be provided as Affordable rent and 2 units as Intermediate tenure.

As a rule, the Council would prefer to see this affordable housing provided on-site. However, there may be physical or other circumstances where an on-site provision would not be practical or desirable. This case has been put forward by the applicant based on the fact that no Registered Provider could be identified who would be willing to consider taking on any of the dwellings subject to this application. The Council's Strategic Housing Manager has accepted the case they have presented.

Since the drafting of the committee report, the applicant has calculated that the required sum to be paid to the LPA would be £273,093. This figure has been verified by the Council's Strategic Housing Manager.

As such, subject to this financial contribution to allow for offsite affordable housing provision in line to Cheshire East Council policy, no objections are raised.

RECOMMENDATION

APPROVE subject to a S106 Agreement to secure

- 1. A financial contribution of £6,786.80 to carry out improvements to accessibility and provide an extra item of gym equipment at the Heath Avenue Play facility**
- 2. A financial contribution of £19,587.25 towards the maintenance those play facility improvements over 25 years**
- 3. A financial contribution of £65,224 towards both primary (£32,539) and secondary school (£32,685) provision at the closest schools in the Alsager area in need of expansion**
- 4. A financial contribution of £273,093.00 towards providing off-site affordable housing provision**

And the following conditions;

- 1. Time (3 years)**
- 2. Plans**
- 3. Prior submission/approval of materials**
- 4. Removal of PD Rights – Classes A-E Part 1 and Class A Part 2**
- 5. Prior submission/approval of a piling method statement**
- 6. Prior submission/approval of a residents travel information pack**
- 7. Provision of electric vehicle charging infrastructure**
- 8. Prior submission/approval of a dust mitigation scheme**
- 9. Prior submission/approval of details that all properties will include gas boilers that do not exceed certain nitrox oxide emission standards**
- 10. Prior submission/approval of a phase II contaminated land report**
- 11. Submission of a contaminated land verification report**

12. Prior submission/approval of a soil verification report
13. Works should stop if contamination is identified
14. Vegetation identified as G6 and G3 on plan CLF/AIS/01 shall be retained in perpetuity
15. Prior submission/approval of a landscaping scheme
16. Landscape – Implementation
17. Prior submission/approval of boundary treatment plans
18. Prior submission/approval of an auditable program of arboricultural supervision linked to key work stages of the development
19. No development or other operations shall take place other than in accordance with the tree protection measures and methodology in the Arboricultural Method Statement (other than those required by condition 14)
20. Prior submission/approval of existing, proposed and slab levels
21. Prior submission/approval of a nesting bird's survey (if necessary)
22. Prior submission/approval of an updated owl survey within 2 months of commencement of development
23. Prior submission/approval of a strategy to incorporate features to enhance the biodiversity value of the development
24. Implementation of submitted drainage details
25. Prior submission/approval of a sustainable drainage management and maintenance plan

In order to give proper effect to the Southern Planning Committee's intent and without changing the substance of its decision, authority is delegated to the Head of Planning (Regulation) in consultation with the Chair (or in their absence the Vice Chair) to correct any technical slip or omission in the resolution, before issue of the decision notice.