

APPLICATION NO: 14/01317/REM	OFFICER: Mrs Emma Pickernell
DATE REGISTERED: 23rd July 2014	DATE OF EXPIRY: 22nd October 2014
WARD: St Peters	PARISH:
APPLICANT:	Taylor Wimpey Bristol
AGENT:	Mr Chris Cox
LOCATION:	Christ College, Arle Road, Cheltenham
PROPOSAL:	Approval of reserved matters in connection with permission 13/00911/OUT. Residential development of 90 dwellings and associated roads, footways, parking, landscaping, and public open space.

Update to Officer Report

1. OFFICER COMMENTS

- 1.1 The previous update to committee included a report on the position with regards to affordable housing and contributions. Within that report Officers explained that discussions were on-going with the applicant to seek an additional affordable dwelling.
- 1.2 As mentioned in the previous report the Council is not in a position to insist upon the provision of any additional affordable housing over and above that included in the s.106 attached to the outline consent (17 dwellings). However the applicant has now offered an additional 3 bedroom dwelling as an affordable unit, as a goodwill gesture.
- 1.3 As such the position is now that the scheme contains 18 affordable dwellings and this equates to 20% of the accommodation on the site. The result of this is that the overall level of affordable housing as a percentage of the scheme would not fall below that agreed at outline stage.
- 1.4 The additional affordable dwelling is in the north eastern section of the site, overlooking the LEAP.
- 1.5 Members are further advised of recent discussions between the Council and the Homes and Communities Agency (HCA). It is understood that the HCA has a budget to 'top up' affordable housing provision, through grant funding, on sites where provision has been reduced in response to viability issues (as is the case here). The HCA are currently looking at whether there are any appropriate sites within Cheltenham for such funding. Any increased provision/funding through this mechanism would need to be the subject of discussions between the HCA, the Borough Council and the developer and as such it is not possible to confirm in advance of a decision on this current application whether increased provision will be achieved. However this is a positive avenue to explore which may assist in improving the overall level of affordable housing provision within the Borough.

2. CONCLUSION AND RECOMMENDATION

- 2.1 The recommendation remains to permit the application. Condition 2 has been updated to reflect the revised drawings numbers and revisions to condition 6 are required to secure the additional affordable dwelling as discussed above.

3. CONDITIONS

- 1 The development shall be started on or before whichever is the later of the following dates:-
 - (a) Five years from the date of the outline permission;
 - (b) Two years from the date of this decision.Reason: To enable the Local Planning Authority to review the development should it not be started within the time specified.

- 2 The development hereby permitted shall be carried out in accordance with the following drawing numbers:

0269.11.01 H received 17/10/14

0269.11.02 H received 17/10/14

CIR.T.0269_08F received 20/11/14

CIR.T.0269_11E received 20/11/14

CIR.T.0269_12B received 3/10/14

CIR.T.0269_13E received 20/11/14

House-type pack T.0269_14 Rev D received 20/11/14

CIR.T.0269_15B received 3/10/14

CIR.T.0269_16A received 3/10/14

CIR.T.0269_17E received 20/11/14

CIR.T.0269_19E received 20/11/14

31 Rev A received 22/7/14

34-01 Rev D received 17/10/14

34-02 received 17/10/14

34-03 received 17/10/14

20938 35 received 22/7/14

35-01 Rev D received 17/10/14

Reason: To ensure the development is carried out in strict accordance with the approved drawings.

- 3 Prior to the commencement of development, a detailed scheme for landscaping, tree and/or shrub planting and associated hard surfacing (which should be permeable or drain to a permeable area) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify species, density, planting size and layout, protection, aftercare and maintenance. The size of the trees shall be at least a Selected Standard as per BS 3935-1:1992. The scheme approved shall be carried out in the first planting season following the occupation of the building or completion of the development, whichever is the sooner. The trees shall be maintained for 5 years after planting and should they be removed, die, be severely damaged or become seriously diseased within this period they shall be replaced with another tree as originally required to be planted.

The landscaping scheme shall include a scheme for the removal and/or management of Cotoneaster.

The landscaping scheme shall take account of the comments of the Council's Landscape Architect dated 28/10/14 and the comments of the Council's Tree Officer dated 22/10/14.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 4 All areas of public open space and landscaped areas of the site which do not form the residential curtilage of a property shall be maintained in accordance with a Management Agreement which shall be submitted to and approved in writing by the Local Planning Authority prior to the first occupation of a dwelling on the site.

Reason: To ensure that the development is completed in a manner that is sympathetic to the site and its surroundings in accordance with Local Plan Policies CP1 and CP7 relating to sustainable development and design.

- 5 Prior to the first occupation of the development, the car parking areas including garages shall be completed and marked out in accordance with the approved plan(s). The car parking areas including garages shall thereafter be retained in accordance with the approved plans and kept available for use as car parking.

Reason: To ensure adequate car parking within the curtilage of the site in accordance with Local Plan Policy TP1 relating to development and highway safety.

- 6 Affordable housing shall be provided on the site in accordance with the approved plans and in accordance with the terms of the signed s.106 agreement dated 17/1/14, except that an additional dwelling (plot 67 on drawing number T.0269_08F) shall also be provided as a shared ownership dwelling on the same terms as those secured within the s.106 agreement.

Reason: To ensure that an adequate level of affordable housing is provided in accordance with policy HS4 of the Local Plan.

INFORMATIVES:-

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, the authority sought amendments to the layout and design in order to make the scheme acceptable.

Following these negotiations, the application now constitutes sustainable development and has therefore been approved in a timely manner.