

Item 3 05/00522/FUL	<p>Consultations and Representations</p> <p>Three further letters have been received repeating broadly the same areas of concerns reported, additionally they comment that:-</p> <ul style="list-style-type: none">• Existing water/sewerage facilities are already suffering• Lead to indiscriminate on street car parking• School run in the area• School children walking to local schools may be put in danger by increase in traffic. <p>Affordable Housing</p> <p>The agent for the application has corresponded in relation to the affordable housing issue and comments:-</p> <ul style="list-style-type: none">• Although your Council is presently considering two individual applications which would not attract a requirement for social housing, it is understood that the Committee may choose to treat the development proposals as a single entity comprising in excess of 25 units, in which case there will be a need for a social housing provision in accordance with your Council's adopted position.• Confirm that if social housing is considered to be a requirement then are willing to offer 4 units on a shared equity basis or the provision of a commuted sum to aid the provision off site. <p>In the light of the offer from the developer and their commitment to pursue an element of affordable housing, it is clear that progress is being made but this needs to be pursued further to ensure satisfactory details are put in place in perpetuity.</p> <p>As there are no current schemes to which a commuted sum could be associated with, it would not be appropriate to accept such a sum in this instance. The offer of 4 units to be provided on a shared equity basis, is more appropriate in accord with the terms of the affordable housing policy within the Local Plan. Because the nuances of this offer have not yet been established it is recommended, that the application be delegated to the Head of Planning Services to determine, subject to being satisfied as to the resolution of the details of the affordable housing issue, its inclusion in the Legal Agreement, together with the financial contribution towards education provision.</p> <p>RECOMMENDATION</p>
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	<p>That the application be delegated to the Head of Planning Services to determine, subject to being satisfied as to the specifics of the affordable housing provision and once there is agreement on this issue it should form part of a binding Legal Agreement also requiring, once development commences, a financial contribution proportional to this development to a maximum of £51,272 (combined with the following application) towards the provision of 4 secondary school places and subject to including the heads of conditions reported in the Schedule.</p>
<p>Item 4 05/00514/FUL</p>	<p>Consultations and Representations Two further letters have been received repeating broadly the same areas of concerns reported, additionally they comment that:-</p> <ul style="list-style-type: none"> • Lead to indiscriminate on street car parking, • School run in the area • School children walking to local schools may be put in danger by increase in traffic. <p>Para 4.14 of the report that:- County Highways Officer:- recommends that the development should be refused as the garages to plots 1,2 & 3 are too close to the highway. Lack of vision splays.</p> <p>This issue has been resolved prior to the preparation of the report by revisions to the scheme. The County Highways Officers have been consulted on the revised submission and have commented that whilst their initial concerns have been overcome they insist that a pedestrian visibility splay is provided at the junction of the access road and Whitehouse Chase. A further condition is recommended to control this point.</p> <p>Affordable Housing This is dealt with in an identical way as the preceding item, namely, the agent for the application has corresponded in relation to the affordable housing issue and they comment:-</p> <ul style="list-style-type: none"> • Although your Council is presently considering two individual applications which would not attract a requirement for social housing, it is understood that the Committee may choose to treat the development proposals as a single entity comprising in excess of 25 units, in which case there will be a need for a social housing provision in accordance

	<p>with your Council's adopted position.</p> <ul style="list-style-type: none"> • They confirm that if social housing is considered to be a requirement then they are willing to offer 4 units on a shared equity basis or the provision of a commuted sum to aid the provision off site. <p>In the light of the offer from the developer and their commitment to pursue an element of affordable housing, it is clear that progress is being made but this needs to be pursued further to ensure satisfactory details are put in place in perpetuity.</p> <p>As there are no current schemes to which a commuted sum could be associated with, it would not be appropriate to accept such a sum in this instance. The offer of 4 units, to be provided on a shared equity basis, is more appropriate and in accord with the terms of the affordable housing policy within the Local Plan. Because the nuances of this offer have not yet been established it is recommended, that the application be delegated to the Head of Planning Services to determine, subject to being satisfied as to the resolution of the details of the affordable housing issue, its inclusion in the legal agreement, together with the financial contribution towards education provision.</p> <p>RECOMMENDATION</p> <p>That the application be delegated to the Head of Planning Services to determine, subject to being satisfied as to the specifics of the affordable housing provision and once there is agreement on this issue it should form part of a binding Legal Agreement also requiring, once development commences, a financial contribution proportional to this development to a maximum of £51,272 (combined with the preceding application) towards the provision of 4 secondary school places and subject to including the heads of conditions reported in the Schedule and one further standard condition.</p> <p>SC64 Visibility Splays</p>
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