

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 5th August 2009
AUTHOR/S: Executive Director / Corporate Manager - Planning and Sustainable Communities

S/1678/05/F – WESTON COLVILLE
Erection of House and Garage and Carport for Existing Dwelling at Land Adj. 33 Mill Hill for Dr & Mrs N Coleman

Recommendation: Approval
Date for Determination: 28th October 2005

Notes:

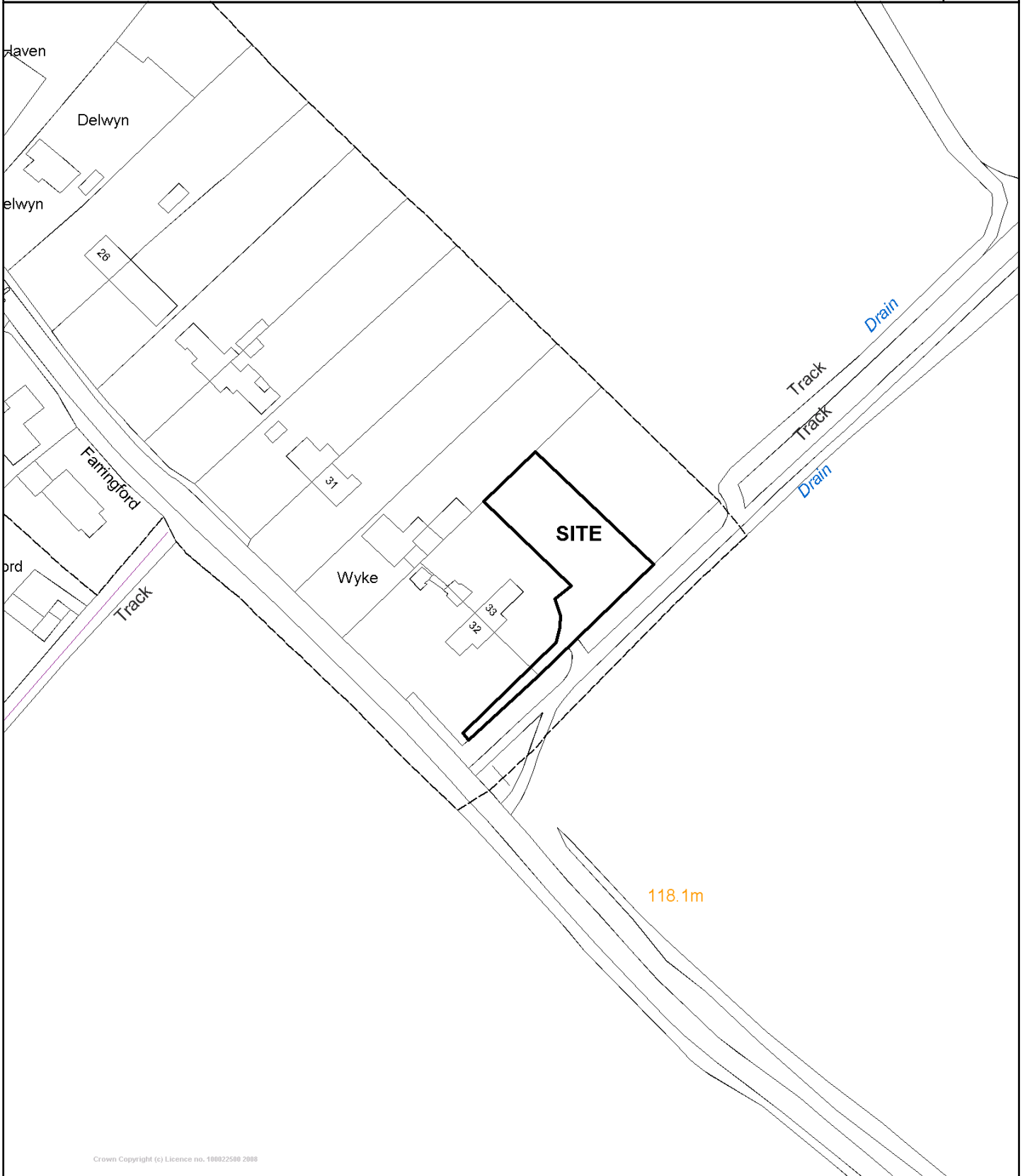
This Application has been reported to the Planning Committee for determination following consideration of the application at the Chairman's Delegation meeting on 29th June 2009 and at the request of District Councillor Mr Barrett

Site and Proposal

1. The application site is a 0.08 hectare plot of land that forms part of the garden to No.33 Mill Hill, a substantial detached two storey red brick dwelling that is located just inside the village framework and is bounded to the north-east and south-east by agricultural land. The proposed plot comprises the south-western half of the garden nearest to the dwelling. The remainder of the garden to the north-east of the site has consent for a dwelling, which has been constructed.
2. The full application, submitted on 2nd September 2005, seeks to erect a house and garage on the site. The dwelling would be a 2^{1/2} storey (approximately 8.7 metre high) 5-bedroom property that would be oriented in a south-east/north-west direction. A detached double garage would be sited in front of the property and a single carport would also be constructed at the front of the existing dwelling. The density of the development equates to 12.5 dwellings per hectare.
3. The property would be a market dwelling, but the proposal involves the payment of a commuted sum towards affordable housing, that would be secured by way of a Section 106 legal agreement.

Background and Update

4. Members may recall that, at Planning Committee on 14th January 2009, the application was approved subject to the prior signing of a Section 106 Agreement to secure the provision of a financial contribution of £77,000 towards affordable housing.
5. An Instruction Memo was subsequently referred to the Council's Legal Department in order to commence drafting the Section 106 Agreement.
6. The applicant's agent then contacted this Authority in April 2009, stating that his client was concerned that the valuation, upon which the required contribution was based,



Crown Copyright (c) Licence no. 100022500 2008



Reproduced from the 2008 Ordnance Survey mapping with the permission of the controller of Her Majesty's stationary office (c) Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.

Scale 1/1250 Date 21/7/2009

Centre = 562104 E 252902 N

August Planning Committee 2009

was carried out in March 2007. Given the current financial climate, the applicant requested that the valuation be reconsidered, and paid an additional fee for an updated valuation to be carried out by John Pocock, on behalf of this Authority. John Pocock responded as follows:

“...My previous assessment was in March 2007 since when there have been some quite substantial falls in value. Based on the same criteria as I used in that previous report but, applying new values, I now feel that the difference between the unrestricted value of the building plot and the value with the affordable housing provision is now in the region of £60,000 as opposed to the figure of £77,000 I suggested at the time.”

7. The applicant's agent has confirmed that his client has considered, and is willing to agree, the reduced commuted sum of £60,000 in lieu of the provision of on-site affordable housing.
8. The proposed reduced contribution was considered at the Chairman's Delegation meeting held on 29th June 2009, with the Officer recommendation being one of approval. At the request of District Councillor Barrett, the proposal was referred to Planning Committee.

Planning Comments – Key Issues

9. The principle of accepting a commuted sum in lieu of on-site provision was accepted by Members at the January 2009 Planning Committee meeting. The value of the required sum, however, was based upon an assessment carried out in March 2007, and the following paragraph summarises, for Members information, the reason behind the delay between the initial assessment and the resolution made at Committee earlier this year.
10. The March 2007 assessment, and Officer recommendation to accept the contribution, was initially considered at Planning Committee in January 2008. At this meeting, Members resolved to refuse the application, but firstly required Officers to further explore the viability of providing an affordable dwelling and the likelihood of an affordable unit coming forward on the site. Members considered that, if the provision of two houses (1 market and 1 affordable) on the application site would produce a viable development, this would be the Council's preferred solution. This further exploration indicated that providing an affordable unit on the site as part of a larger three house scheme would prove to be unviable. In addition, two of the biggest Housing Associations in the area, Granta and Circle Anglia, were unwilling to consider the site for viability reasons. On the basis that the provision of an affordable dwelling on the site would not, in all likelihood, be delivered, Officers referred the application back to Committee in January 2009, with a recommendation of approval subject to the £77,000 contribution. The application was approved on this basis.
11. Whilst housing prices may not have fallen since the Committee meeting at which the above resolution was made, they have dropped significantly since the March 2007 assessment date upon which the calculation was based. A revised valuation carried out on behalf of this Authority has advised that the difference between the unrestricted value of the building plot and the value with affordable housing provision would now be £60,000.
12. The contribution calculated by John Pocock is consistent with valuations being carried out on other sites within the District. Indeed, I would refer Members to a decision made at last month's Planning Committee, when a financial contribution of

£120,000 was approved in lieu of providing two affordable houses as part of a larger development scheme (Agenda item 7 – Ashwell Road, Steeple Morden).

Recommendation

13. Subject to the prior signing of a Section 106 Agreement to secure the provision of a financial contribution of £60,000 towards affordable housing, approval:
 1. Standard Condition A – Time limited permission (Reason - A);
 2. Sc5a – Details of materials for external walls and roofs (Rc5a);
 3. Sc51 – Landscaping (Rc51);
 4. Sc52 – Implementation of landscaping (Rc52);
 5. Sc60 – Details of boundary treatment (Rc60);
 6. During the period of construction no power operated machinery shall be operated on the premises before 08.00 hours on weekdays and 08.00 hours on Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any time on Sundays or Bank Holidays) unless otherwise previously agreed in writing with the Local Planning Authority in accordance with any agreed noise restrictions (Rc26)

General

1. Should driven pile foundations be proposed, then before works commence, a statement of the method for construction of these foundations shall be submitted and agreed by the District Environmental Health Officer so that noise and vibration can be controlled.
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.

Background Papers: the following background papers were used in the preparation of this report:

Cambridgeshire and Peterborough Structure Plan 2003

Local Development Framework 2007

Planning application refs: S/1678/05/F, S/0358/04/F, S/1289/03/RM and S/2109/02/O

Contact Officer: Lorraine Casey – Senior Planning Assistant
Telephone: (01954) 713251