

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee 3rd February 2010
AUTHOR/S: Executive Director (Operational Services)/Corporate Manager
(Planning and Sustainable Communities)

S/1319/08/F- SAWSTON

Erection of 22 Flats with Associated Parking Following Demolition of Existing Health Centre at Link Road for Bedfordshire Pilgrims Housing Association

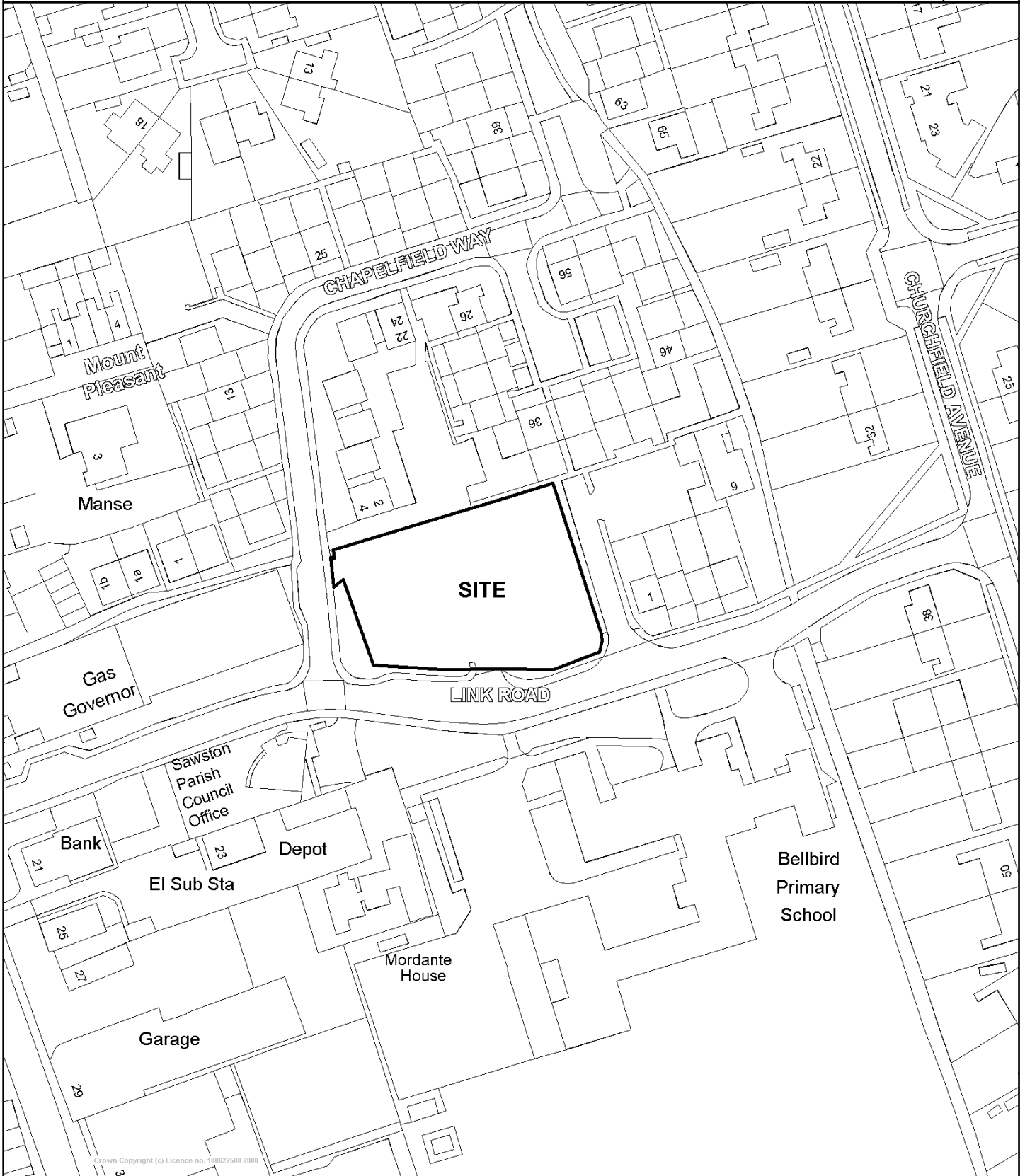
Recommendation: Approval of clearance of condition 26 of the planning permission on the basis of 9 units of affordable housing

Notes:

This Application has been reported to the Planning Committee for determination as it was originally reported to the Planning Committee that the development was for 100% affordable housing

Site and Proposal

1. The site is situated within the Sawston village framework. Planning permission was granted by the Planning Committee at its meeting on 1st October 2008 (see appendix) for the erection of 22 dwellings. In section 18 of the application form and the Design and Access Statement, all the units were described as being affordable in nature. The scheme is currently under construction and nearing completion.
2. The applicant, Bedfordshire Pilgrims Housing Association, has advised that it purchased the site on the open market and it wished to apply to discharge condition 26 on the basis of a scheme for 9 units of affordable housing. Condition 26 is worded.
“The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme. The scheme shall include:
 - i. The arrangements to ensure that such provision is affordable for both initial and subsequent occupiers of the affordable housing; and
 - ii. The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing, and the means by which such occupancy shall be enforced”. The reason for the condition was to ensure the provision of an agreed mix of affordable housing in accordance with Policy HG/3 of the adopted Local Development Framework 2007.
3. The Housing Officer would support a split as follows: - 6 x 2-bedroom dwellings and 3 x 1-bedroom dwellings. 9 units would represent 41% of the total number of dwellings. This would satisfy the minimum requirement of 40% under Policy HG/3 of the Local Development Framework. This is not an exception site.
4. The proposal to satisfy the affordable housing allocation does not affect the description of the development on the planning permission, which simply states the erection of 22 dwellings.



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Scale 1/1250 Date 21/1/2010

Centre = 548729 E 249579 N

February Planning Committee

Planning Policy

Local Development Plan Policies

5. East of England Plan 2008:
SS1 Achieving Sustainable Development
ENV7 Quality in the Built Environment
6. South Cambridgeshire Local Development Framework Core Strategy DPD 2007:
ST/4 Rural Centres
7. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007:
DP/1 Sustainable Development
DP/2 Design of New Development
DP/3 Development Criteria
DP/4 Infrastructure and New Developments
DP/7 Development Frameworks
HG/1 Housing Density
HG/2 Housing Mix
HG/3 Affordable Housing
SF/1 Protection of Village Services and Facilities
SF/10 Outdoor Playspace, Informal Open Space and New Developments
SF/11 Open Space Standards
NE/3 Renewable Energy Technologies in New Development
NE/6 Biodiversity
TR/1 Planning for More Sustainable Travel
TR/2 Car and Cycle Parking Standards
8. South Cambridgeshire Local Development Framework Adopted Supplementary Planning Documents 2009:
Open Space in New Developments
Biodiversity
Public Art
Trees & Development Sites
Affordable Housing (Draft)

National Planning Guidance

9. Planning Policy Statement 3 (Housing)

Circulars

10. Circular 11/95 (The Use of Conditions in Planning Permissions) - Advises that conditions should be necessary, relevant to planning, relevant to the development permitted, enforceable, precise and reasonable in all other respects.
11. Circular 05/2005 (Planning Obligations) - Advises that planning obligations must be relevant to planning, necessary, directly related to the proposed development, fairly and reasonably related in scale and kind and reasonable in all other respect.

Planning Comments – Key Issues

12. The main consideration in relation to the clearance of condition 26 of the planning permission relates to the amount of affordable housing on the site.

13. The site lies within the village framework. Sawston is designated as 'Rural Centre' under Policy ST/4 of the LDF. The erection of 22 dwellings on the site has already been established through the granting of planning permission.
14. The proposed split between affordable dwellings and market dwellings would comply with Policy HG/3 of the LDF.
15. Whilst it is acknowledged that the size of the market dwellings would provide a greater number of smaller units than required by Policy HG/2 of the LDF, the proposed mix is considered acceptable given the need for cheaper dwellings on the open market.
15. No further changes are proposed and all conditions on the original planning consent remain applicable. It is hoped that when the Planning Committee considers this matter we will be able to give a verbal report that a section 106 agreement for the purposes of condition 26 has been agreed and will be ready for completion subject to Members resolving that condition 26 can be cleared on the basis of 9 affordable units and reflect any revised approval.

Recommendation

Clearance of condition 26 of planning permission S/1319/08/F.

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

- East of England Plan 2008
- South Cambridgeshire Local Development Framework Core Strategy DPD 2007
- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents 2009
- Planning Policy Guidance Note 3 (Housing)
- Circular 11/95 Circular (The Use of Conditions in Planning Permissions) and Circular 05/2005 (Planning Obligations)
- Planning File reference S/1319/08/F

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