

REPORT TO DEVELOPMENT CONTROL COMMITTEE

REPORT OF: Pat Reid Development Management Service Manager

REPORT NO: PLA 938

DATE: 24th July 2012

TITLE:	S12/ 0613 – Erection of 18 Affordable Dwellings. Highfield Mews. Great Gonerby.	
KEY DECISION OR POLICY FRAMEWORK PROPOSAL:	N/A	
PORTFOLIO HOLDER: NAME AND DESIGNATION:	Councillor Mrs Frances Cartwright Grow the Economy and Economic Development	
CONTACT OFFICER:	Paul Milne	
INITIAL IMPACT ANALYSIS:	Carried out and Referred to in paragraph (7) below	Full impact assessment Required:
Equality and Diversity	Not applicable	Not applicable
FREEDOM OF INFORMATION ACT:	This report is publicly available via the Your Council and Democracy link on the Council's website: www.southkesteven.gov.uk	
BACKGROUND PAPERS	N/A	

1. RECOMMENDATIONS

That determination of the planning application be delegated to the Development Management Service Manager in consultation with the Chairman and Vice Chairman of the Development Control Committee to approve the planning application subject to the completion of the agreement.

2. PURPOSE OF THE REPORT

To make members aware of need for a revised legal agreement in relation to the new planning permission.

3. DETAILS OF REPORT

In August 2011 the committee approved an application for the erection of 18 Affordable dwellings (S10/2841) comprising 14 two-storey properties, predominantly semi-detached in form and four bungalows. Two of the bungalows, Type B, have been specifically designed for disabled occupants.

Following the grant of planning permission the client housing association has identified a number of changes it would wish to make to the scheme.

Within this revised scheme the road layout remains the same as does the open space provision.

The development has been revised by the substitution of single storey dwellings on Plots 15 and 16, formerly comprising two storey 4-bed units. These units have been re-located to Plots 7 and 8 on the western side of the site.

Also single storey bungalows have been sited on Plots 5 & 6 replacing two storey dwellings.

It is proposed to access the site from an extension to Highfield Mews. The existing road would be extended northwards towards the northern boundary of the site where it then splits eastwards and westwards towards turning areas.

A small open space is included forming part of the drainage scheme for the site.

A range of dwellings are proposed of differing styles, reflecting the variation of properties that exist in Great Gonerby.

The application site and its surroundings

The application site which comprises part of a larger agricultural field, with an area of approximately 0.57 hectares, approximately 97 metres in width (east to west) and approximately 80 metres in depth is located on the northern side of the village of Great Gonerby adjacent to Highfield Mews.

The Highfield Mews development is a recently constructed development comprising of 9 dwellings and is accessed from Green Street, to the west of the High Street.

The eastern boundary of the site runs along the rear of properties fronting the High Street while the western boundary runs alongside properties situated off Green Street. The south-east corner of the site sits adjacent the rear of two properties within Coachman's Court.

From the existing entrance gate at the end of Highfield Mews the ground rises northwards for approximately 200m before cresting and falling northwards down to Gonerby Moor.

Site History

S06/0776 – Conversion of redundant barn to office/study – Refused – 15th September 2006.

S09/2052 – Erection of 19 Affordable dwellings – Withdrawn – 29th June 2010.

S10/2841 - Erection of 18 Affordable Houses – Approved – August 2011

Section 106 Heads of Terms

The required Section 106 requirements for this development are as follows:

£2,713.50 to the Highway Department for Fire and Rescue
£15,000 towards public open space provision

The applicants have raised concerns about the developer contributions and the impact these have on the viability of the scheme given that it is to provide 100% affordable housing. The applicants have submitted a development appraisal which shows the viability of the scheme will be compromised with these contributions.

Comments were received from Economic Development who stated that the Development Appraisal is a good representation of the likely costs that will be incurred by the developer should this development be permitted.

A Section 106 Agreement has been requested to be undertaken in relation to the properties remaining as affordable properties in perpetuity. The agreement had not been finalised at the time of writing the report.

Conclusion

The main issues for consideration in relation to this application are residential amenity of neighbouring occupiers, highway safety, drainage and compliance with a required housing need.

With regard to residential amenity, it is considered that as with the previous approved scheme there is sufficient separation between the proposed dwellings and the existing neighbouring properties to ensure that there would be no significant loss amenity from overlooking, loss of privacy or overshadowing. The amended house types do not worsen impacts on neighbouring properties.

The local highway authority raises no objection to the development, subject to appropriate conditions.

The site would result in additional built form to the west off Highfield Mews and to the rear of High Street. The location of the application site having built form to three of its boundaries would mean that the dwellings would be not be readily visible from many public vantage points, particularly High Street and Green Street. The siting of the dwellings not extending further into the open countryside than existing adjacent dwellings coupled with the style and construction of the dwellings being in keeping with the varied style and design of the existing properties along Green Street and Highfield Mews would help to lessen any visual intrusion of the proposed development and aid its assimilation with the existing settlement.

Planning permission has been granted at Belvoir Gardens, Great Gonerby, Walkers Way, Barrowby and The Drift at Harlaxton for affordable dwellings in all instances. It therefore considered that as there is an identified need for affordable housing in Great Gonerby, coupled with the fact that proposed units reflect the current housing register, the proposed development would meet an identified aim of the Council.

As a proposal involving the development of land within a village defined as a 'local service centre' the proposal is in general conformity with strategic and locational criteria within national and local policies.

The proposed tenure at Highfield Mews are for the majority of the dwellings to be affordable rent with the ability to change to shared ownership should the financial market and mortgage availability improve. Any change to the proposed tenure will be based on the affordable housing needs and affordability during construction and completion of the affordable housing. This is in line with the Governments guidance on flexibility of tenure within the affordable housing sector.

The submitted layout plans demonstrate that the proposed development can be accommodated on the site without having a detrimental impact on the character and appearance of the area.

In addition, the proposed use of materials and details sympathetic to some of the vernacular characteristics of the traditional buildings within the conservation area ensure that the proposed development will not have a detrimental impact upon the character or appearance of the conservation area nor will it detract from any key views.

A Drainage Report has been commissioned by the applicants. Proposals in the report are shown in outline only to demonstrate that it is practical for a suitable surface water drainage system to be installed. It is normal for detailed design to be undertaken following planning approval. As a result a suitable planning condition has been attached.

A condition has been attached requiring final details outlining how the attenuation area and drainage infrastructure will be maintained.

As a result of the information submitted, no objection has been received from Lincolnshire Highways Department, The Upper Witham Drainage Board or the SKDC Drainage Officer in in relation to drainage and flood risk.

It is considered therefore that the proposals comply with National and Local Planning Policy and it is recommended therefore that planning permission be granted.

4. OTHER OPTIONS CONSIDERED

None

5. RESOURCE IMPLICATIONS

No significant impact on resources

6. RISK AND MITIGATION

Risk has been considered as part of this report and any specific high risks are included in the table below:

Category Risk	Action / Controls
1. Regulatory Risk – Insufficient Legal agreement in place	Legal agreement to ensure provision of Affordable Housing which meets a recognised need.

7. ISSUES ARISING FROM IMPACT ANALYSIS

Relevant impact addressed in Section 3.

8. CRIME AND DISORDER IMPLICATIONS

It is considered that the development would not result in any significant adverse crime and disorder implications.

9. COMMENTS OF FINANCIAL SERVICES

The S106 officer will need to ensure any monies due are collected at the relevant activation points from the developers and utilised appropriately in accordance with the agreements in place.

10. COMMENTS OF LEGAL AND DEMOCRATIC SERVICES

The current application details amendments to planning permission S10/2841. It will be necessary to enter into a S106 agreement to ensure that the obligations contained in the S106 Agreement attached to the original planning permission remain in full force and effect in respect of the current application.

11. COMMENTS OF OTHER RELEVANT SERVICES

12. APPENDICES:

Planning submission can be viewed via the following link:

<http://www.southkesteven.gov.uk/index.aspx?articleid=2230&ApplicationNumber=S12/0613>