

Report of the Head of Planning & City Regeneration

To Planning Committee – 5th September 2017

Planning Application Ref: 2013/0617

Residential development Residential development comprising up to 92 dwellings with associated access, (outline) Land South of Glebe Road, Loughor

1.0 Background

1.1 The application was reported to Planning Committee on the 10th November 2015 with a recommendation that planning permission be approved subject to conditions and subject to the applicant entering into a S106 Planning Obligation to provide:

- 19 units of affordable housing on the site;
- an education contribution of £100, 000
- a highways contribution of £92,100;
- Management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the play areas;

Members also resolved that a S106 management and monitoring fee shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

1.2 It was resolved to provide 19 units of affordable housing on the site (with the units being provided at 42% ACG, social rented tenure and pepper potted throughout the site. The AH should include a range of DQR compliant house types. The design and specification of the affordable units should be of equivalent quality to those used in the Open Market Units.

1.3 A copy of the report to the Planning Committee and Action Sheet of the 10th November 2015 is attached as Appendix A.

1.4 Since the Committee resolution to approve the proposal subject to conditions and signing of S106 Legal Agreement, the Council received notification from the applicants' advisors of the challenges of meeting the affordable housing commitment detailed within the draft S106 while safeguarding the viability of the scheme.

1.5 On this basis a report to the Planning Committee on the 4th April 2017 recommended that planning permission be approved subject to the applicant entering into a S106 Planning Obligation to provide:

- 15% of affordable housing on the site; comprising a 50/50 mix of 2 and 3 bedroom properties provided at 42% ACG
- an education contribution of £100, 000

- a highways contribution of £92,100;
 - Management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the play areas;
 - Monitoring fees shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).
- 1.6 The recommendation was accepted (subject to the first bullet point of paragraph being amended as set out below) and application APPROVED subject to a S106 agreement.
- 15% of affordable housing on the site; comprising a 50/50 mix of 2 and 3 bedroom properties provided at 42% ACG, of social rented tenure and DQR compliant. The design and specification of the AH should be of equivalent quality to those used in the Open Market Units
- 1.7 A copy of the report to the Planning Committee and Action Sheet of the 4th April 2017 is attached as Appendix B
- 1.8 Since the Committee resolution to approve subject to conditions and with the revised terms to the S106, the Council has received notification from the applicants' legal advisors that a small portion of the application site as edged red within the planning application does not fall with the applicants' ownership thus causing extreme difficulties in finalising the S106.
- 1.9 On this basis, a revised red line plan has been submitted omitting the land in question, which is a small area some 35m long and some 25m deep situated some 85m south of the junction of the existing footpath located along the western site boundary with Glebe Road.
- 1.10 As the revision effectively reduces the site area; the application description has been amended to refer to residential development of "up to" 92 dwellings, to provide flexibility in the event that the loss of this area compromises the ability of the site to comfortably accommodate 92 units on any subsequent proposed layout.
- 1.11 The current proposed amendment has been advertised on site and no response received.

2.0 Conclusion

- 2.1 My original report to Planning Committee on the 10th November 2015, and subsequent report dated 4th April 2017 recommended approval of the application, and the revised viability studies and resultant revised Affordable Housing provision within the site. This current revision does not compromise or prejudice all other issues relating to visual impact, impact upon residential amenity and highway safety standards as considered and addressed in detail in my report to Planning Committee on the 10th November 2105. The complexities of finalising a legal agreement which currently requires signatures from several parties is fully acknowledged and approval of this revision will ensure the completion of the S106 Agreement can be expedited and is therefore justified such that there is no reason to change this recommendation.

3.0 Recommendation

3.1 The application be approved subject to the applicant entering into a S106 Planning Obligation to provide:

- 15% of affordable housing (AH) on the site; comprising a 50/50 mix of 2 and 3 bedroom properties provided at 42% ACG, of social rented tenure and DQR compliant. The design and specification of the AH should be of equivalent quality to those used in the Open Market Units;
- an education contribution of £100, 000;
- a highways contribution of £92,100;
- Management plans for the future maintenance and management of the attenuation ponds and the maintenance, management and public access to the public open space and the play areas;
- Monitoring fees shall be paid in accordance with the requirements of the Council's adopted SPG entitled "Planning Obligations" (2010).

And in accordance with the conditions set out in Appendix A.