

Report of the Head of Planning and City Regeneration

Planning Committee – 3 March 2020

Update report on Application 2018/2692/FUL

Retention and completion of development for 107 residential dwellings and associated infrastructure

Land At Upper Bank Pentrechwyth, Nantong Way, Pentrechwyth, Swansea

1.0 Background

1.1 This application was considered by Committee on 3rd December 2019 when it was resolved to approve the application subject to an amendment to condition 18 and the signing of a S106 agreement in respect of the following matters:

- **A minimum of 10% on-site affordable housing provision to include a range of DQR compliant house types/sizes, tenure to be agreed and the dwellings to be transferred to a Registered Social Landlord/Council.**
- **A developer contribution of £128,836 towards improvements to Cefn Hengoed Comprehensive School.**
- **A developer contribution of £5,300 towards ecological mitigation and compensation within the Pluck Lake SINC.**

1.2 Condition 18 was to read:

18. No further development shall take place until a written scheme of historic environment mitigation has been submitted to and approved in writing by the local planning authority. Thereafter, the programme of work will be fully carried out in accordance with the requirements and standards of the written scheme.

1.3 A copy of the Committee report is attached as Appendix 1.

1.4 The application site is phase 7 of a wider development at Upper Bank. The previous phases of development were subject of a separate planning permission and associated S106 agreements.

1.5 Since the current application was considered by Committee in December, the applicant has submitted additional information in respect of the viability assessment undertaken on behalf of the applicant that seeks to demonstrate the ability of the development to meet the S106 contributions identified above. The additional viability information, which specifically identified additional abnormal costs into the viability assessment, has been considered by the Planning Authority and officers consider it is reasonable to agree a reduction in the S106 contributions from that previously agreed as follows:

- a reduced financial contribution towards Education measures of £95,000 and a contribution of £5,300 for Ecology measures
- 6 Affordable Homes (intermediate tenure) to be built to Hygrove's 'Scott' house type and the dwellings to be transferred to a Registered Social Landlord/Council.
- the affordable homes to be delivered by occupation of the 50th dwelling of the scheme (Ref 2018/2692/FUL)

1.6 The 'Scott' house type is not a DQR compliant home. This matter has been discussed with the Council's Housing department, who have raised no objection. It should be noted that officers are only prepared to accept that the 6 affordable homes on this site will not be DQR compliant on an exceptional basis having regard to the unique circumstances of the case. This decision does not set any precedent for non-DQR compliant homes to be acceptable on any other development.

1.7 In addition to the above, representations have been submitted by the applicant in respect of the need for condition 18 (archaeology). These representations are being considered in liaison with the Council's archaeological advisers, GGAT, and an update will be provided to Members at Committee.

2.0 **Recommendation:**

2.1 That the application be approved subject to the conditions agreed by Committee on 3rd December 2019, and the signing of a S106 agreement in respect of the following matters:

- a financial contribution towards Education measures of £95,000 and a contribution of £5,300 for Ecology measures
- 6 Affordable Homes (intermediate tenure) to be built to Hygrove's 'Scott' house type.
- the affordable homes to be delivered by occupation of the 50th dwelling of the scheme (Ref 2018/2692/FUL)

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