

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
14 MAY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	RES/MAL/17/01474
Location	Land East Of Malone Cottage Maypole Road Wickham Bishops
Proposal	Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application OUT/MAL/15/00267 allowed on appeal APP/X1545/W/15/313309 (Outline planning application with some matters reserved for the residential development of 14 dwellings, garages and associated works)
Applicant	Mr Steve Wheelhouse - Moody Homes Ltd
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	05.04.2018
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	This Reserved Matters application was deferred from the last North Western Area Planning Committee on 3 April 2018 to address the issue of the proposed footpath

5.4 Affordable Housing

It is noted that the affordable housing accommodation schedule contained in the legal agreement, which accompanied the OUT/MAL/15/00267, is different to the accommodation schedule which is proposed by this current Reserved Matters application.

The table below compares the accommodation schedule between the outline planning application and the Reserved Matters application:-

Outline Planning Application OUT/MAL/15/00267	Reserved Matters Application RES/MAL/17/01474
2 x 1 bed flats 2 x 2 bed houses 1 x 3 bed house	4 x 2 bed 4 person Houses 1 x 3 bed 5 person House
A total of 5 Affordable units.	A total of 5 Affordable units.

The Housing Team have been re-consulted and considers that the affordable housing provided in the Reserved Matters Application RES/MAL/17/01474 meets the greatest housing need of the District as it is proposing more two bedroom properties than the outline planning application OUT/MAL/15/00267 and therefore is supportive of the revised provision.

It is therefore considered necessary to vary the legal agreement by deed of variation.

1 RECOMMENDATION

It is therefore, recommended that the recommendation be amended to the following:

Consideration of the application be delegated to the Director of Planning and Regulatory Services subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) resulting in the variation of the legal agreement that forms part of outline planning permission OUT/MAL/15/00267 to provide affordable housing in the form of 4 x 2 bed 4 person Houses and 1 x 3 bed 5 person House and in accordance with the conditions laid out in Section 8 of the Committee Report.