

# **PLANNING COMMITTEE**

**Date: 11 December 2013**

## **Schedule of Committee Updates/Additional Representations**

**Note: The following schedule represents a summary of the additional representations received following the publication of the agenda and received up to midday on the day before the Committee meeting where they raise new and relevant material planning considerations.**

## **SCHEDULE OF COMMITTEE UPDATES**

**7 131680/F - PROPOSED ERECTION OF 12 AFFORDABLE DWELLINGS, COMPRISING A MIXTURE OF 2 AND 3 BED HOUSES ON LAND OFF TUMP LANE AT TUMP LANE, MUCH BIRCH, HEREFORDSHIRE, HR2 8HW**

**For: Markey Builders (Gloucester) Ltd per BM3 Architecture Ltd, 28 Pickford Street, Digbeth, Birmingham, West Midlands B5 5QH**

### **ADDITIONAL REPRESENTATIONS**

The Housing Manager comments as follows

The Housing Needs and Development team support the 100% affordable housing application that provides 12 affordable homes on the Tump Lane site. The developing Housing Association are a preferred partnering organisation of the Council who have worked closely with the Housing team to ensure that the correct mix and tenure are being delivered on the site. Various consultation events have been provided in the community by the Housing Association to allow the community to ask questions and comment on the plans and proposals and where possible these comments have been implemented.

The houses are to be built to the higher standards of Lifetime Homes and code 3 for sustainable homes, therefore providing extremely good quality housing and reducing energy bills for those already on lower earnings. The Housing Association is making this possible even though the Homes and Communities Agency have significantly reduced the amount of available grant. All of the properties on completions and subsequent lets will be advertised through Home Point and made available to applicants in housing need with a local connection to Much Birch in the first instance.

Four letters of objection have been received in response to the submission of revised plans relating to the provision of a footpath. The points raised in the issues raised are already summarised in paragraph 5.4 of the main report.

### **OFFICER COMMENTS**

The recommendation needs to be amended given that it does not establish the need for a Section 106 Planning Obligation to be completed before planning permission can be granted subject to planning conditions

### **CHANGE TO RECOMMENDATION**

That subject to completion of a Section 106 planning obligation in accordance with the draft Heads of Terms annexed to the report the officers named in the Scheme of Delegation to Officers be authorised to grant planning permission subject to conditions noted in the report and subject to any further conditions considered necessary by officers.

**10 132446/O - SITE FOR CONSTRUCTION OF 2 NO. DWELLINGS.  
AT LAND AT JUNCTION A44 AND, PANNIERS LANE,  
BROMYARD, HEREFORDSHIRE, HR7 4QR**

**For: Mr And Mrs Berry per Bodkin Hall, Edwyn Ralph,  
Bromyard, Herefordshire HR7 4LU**

**ADDITIONAL REPRESENTATIONS**

**OFFICER COMMENTS**

The following should replace paragraph **6.17** of the original report.

On 4 March 2009, the local planning authority temporarily suspended the requirement for residential development of five dwellings or less to accord with the Authority's 'Planning Obligations' Supplementary Planning Document (February 2008) where development would commence within a year of the date of permission for full planning permissions or where the reserved matters for outline applications were submitted within 2 years. In this instance, the submission is for outline permission and states a preference for the above. As such the requirement for Section 106 contributions is waived and reserved matters are required within 2 years of permission being granted.

**NO CHANGE TO RECOMMENDATION**