

19/01303/FUL Land at Holme Farm, Gaddesby

Corporate Priority:	Delivering sustainable and inclusive growth in Melton
Relevant Ward Member(s):	Robert Child (Gaddesby)
Date of consultation with Ward Member(s):	3 December 2019
Exempt Information:	No

1 Background and Summary

- 1.1 This application was withdrawn from the agenda for the 16th September 2021 Committee following the receipt of a revised request for education contributions from Leicestershire County Council after publication of the report.
- 1.2 Discussions with the applicant were necessary to review this additional request and their intentions for the application. The applicant understands the Council prioritises education over affordable housing. The applicant has advised that with adjustment to the materials used in the development, sufficient cost reduction can be achieved to maintain the contribution towards affordable housing previously proposed (£60,000 of site as a commuted sum)
- 1.3 The original Committee report for 16 September Planning Committee is provided at Appendix A for information and only the above factors for reasons why the application was withdrawn will be discussed within this further report.

RECOMMENDATION(S)
<p>1. It is recommended that the application is approved, subject to:</p> <ul style="list-style-type: none"> • Conditions , as set out in Appendix B • Completion of a s106 agreement securing the following; <ul style="list-style-type: none"> Education contribution (for the capacity of Gaddesby Primary School: £61,286 Contribution to the provision of off site affordable housing (commuted sum): £60,000 Civic Amenities contribution towards Melton HWRC : £1,157

2 Reason for Recommendations

- 2.1 The proposal accords with the requirements of Policies SS1 and SS2 which emphasise the need to provide housing in locations that can take advantage of sustainable travel. Gaddesby is identified within policy SS2 as an appropriate location for growth and therefore sustainable development in this location is supported.
- 2.2 The site comprises an allocated site under policy C1(A) of the Local Plan Outline planning permission has previously been granted and this new application also accords with the Local Plan allocation. The principle of development is therefore acceptable.
- 2.3 The access and parking is deemed acceptable, there would be no significant adverse impact upon adjacent residential properties and the proposal is considered to be sympathetic to the character of the surrounding area. The proposal is considered acceptable on grounds of flooding/drainage, ecology and archaeology.
- 2.4 A viability appraisal has been submitted to demonstrate that full compliance with affordable housing provision cannot be met due to the abnormal costs associated with development of the site, mainly the required £275,000 Severn Trent works. As such, the required affordable units cannot be provided and a financial contribution of £60,000 for an off-site affordable housing contribution has been negotiated. Local Plan Policy C4 requires that viability is taken into account when considering affordable housing.

3 Key Factors

3.1 Reason for Committee Determination

- 3.1.1 The application is presented to the Planning Committee because in the opinion of the Director for Growth and Regeneration (in consultation with the Chair of Planning Committee) it is likely to raise matters which should be referred to the Planning Committee. Specifically, due to the proposed approach to the provision of affordable Housing and lack of compliance with Policy C4 of the Local Plan. Viability information seeking to justify the under-provision has been submitted as part of the submission.
- 3.1.2 The full Committee report is appended to this report.

4 Report Detail

4.1 The Provision of Affordable Housing and Other Contributions

- 4.1.1 The original report addresses the main planning considerations for this application. This report addresses the more recent amendments to the proposal only.
- 4.1.2 The applicant proposes to amend the roofing materials. Plots 1 and 7 would stay with slate roofs and the remaining plots that would have had slate would be finished in a rustic clay pantile, whilst the other remaining plots remain with the Lincoln red clay pan tile as previously proposed.
- 4.1.3 This part of Gaddesby in which the site is located is predominantly slate. However, the site is self contained and the dwellings would be set well back and would not be unduly visible from outside the site. It lies close to, but outside, the Conservation Area. On balance it is considered that good quality clay pantiles on a limited number of plots would be acceptable and would be appropriate to the site and its surroundings

5 Consultation & Feedback

5.1 None.

6 Financial Implications

6.1 Section 106 for a contribution of £60,000 for off site affordable housing, £61,286.40 for education, £1157 for Civic Amenity and £430 for libraries should the application be approved.

Financial Implications reviewed by: N/A

7 Legal and Governance Implications

7.1 The application engages the statutory duty under section 72) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as detailed within the report.

7.2 The application is being considered by the Committee and legal implications are set out in the report where relevant. A legal advisor will also be present at the meeting.

Legal Implications reviewed by: Tom Pickwell (Solicitor)

8 Background Papers

8.1 None.

9 Appendices

9.3 Appendix A Original Committee Report.

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