

## **Planning Committee**

Date: 29<sup>th</sup> August 2019

<b>Report of:</b>	<b>Assistant Director of Strategic Planning and Regulatory Services</b>
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### **PLANNING COMMITTEE : REPORT UPDATE** **17/00299/OUT: Land west of Saltby Road and South of Mill Lane, Croxton Kerrial**

<b>1.0 Summary:</b>	
1.1	The purpose of this Report is to consider amendments to the Section 106 agreement associated with this application that have been requested by the applicant.
<b>2.0 Recommendations</b>	
2.	<b>That Committee agrees to adjust the Affordable Housing contribution to 32% (from 37%)</b>
<b>3.0 Report Detail</b>	
3.1	The application was presented to the Planning Committee on 19th October 2017 subject to the completion of an agreement under S106 to secure: <ul style="list-style-type: none"> <li>(i) Contribution to sustainable transport options</li> <li>(ii) Contribution to maintenance of public open space</li> <li>(iii) The provision of affordable housing, including the quantity, tenure, house type/size and occupation criteria to ensure they are provided to meet identified local needs @ 37% of the dwellings proposed.</li> </ul>
3.2	Since then, the Melton Local Plan has been adopted with a minimum affordable housing requirement of 32% in the relevant housing market area.
3.3	The applicant has also pointed out that, according to the 2011 Census, Croxton Kerrial parish has a high proportion of rented properties already (41% compared with Borough average of 25%) with a low proportion of owner occupation. This has given rise to local concerns about continuing tenancy change and the impact this has on community stability, a matter that has been raised by the emerging Neighbourhood Plan for the area.
3.4	The applicants would have the option of resubmitting the application as 'full' or 'outline'. Were the application to be considered afresh, under the terms of the current Local Plan policy the 32% requirement would apply.
3.5	The amendments have been requested as a result of the adoption of the Melton Local Plan bringing a change in policy and the consideration of contributions.

Should this application have been submitted as a fresh planning application these are the contributions that would be requested. It is therefore considered expedient to agree to this amendment and avoid the need for a further application and the associated administration etc.

#### 4.0 Consultation and Feedback (including Scrutiny Committee)

4.1 No further formal consultation has been carried out as the proposal has not been amended.

#### 5.0 Next Steps

5.1 The next steps are for Members to consider the response to this request and for the s106 to be completed reflecting the terms agreed.

#### 6.0 Financial Implications

6.1 None Identified.

#### 7.0 Legal and Governance Implications:

7.1 The purpose of this paper is to ensure a planning decision is made based on correct information and therefore legally sound upon a decision being issued.

#### 8.0 Equality and Safeguarding Implications:

8.1 No Equality or Safeguarding implications have been identified.

#### 9.0 Community Safety Implications:

9.1 No Community Safety implications have been identified

#### 10.0 Other Implications

10.1 Nine identified.

#### 11.0 Risk & Mitigation:

11.1 Identify what the risk is and how you will mitigate this risk.

11.2

L I K E L I H O O D	A	Very High				
	B	High		1		
	C	Significant				
	D	Low				
	E	Very Low				

<b>F</b>	<b>Almost Impossible</b>				
		<b>Negligible 1</b>	<b>Marginal 2</b>	<b>Critical 3</b>	<b>Catastrophic 4</b>

### IMPACT

<b>Risk No</b>	<b>Risk Description</b>
	Incentivisation of a further application with associated administrative costs etc.

### Background Papers:

Committee report of 19th October 2017

### Appendices

None

### Report Timeline:

Assistant Director Sign Off: 19<sup>th</sup> August 2019

### Exempt Reports

N/A

### Date of Review to make public (Exempt Reports only)

N/A

### Report Author & Job Title

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