DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H01-0997-18**	**Applicant:**	**R & K Barker**
Proposal:	Proposed residential development - approved under H01-0321-18. Modification of Conditions 2 and 4 to allow amendments to previously approved plans and amendment to site area		
Location:	Ashtree House 72 Barrier Bank Cowbit		
Terminal Date:	3rd January 2019		

Planning Policies

Local Plan July 2016:

HS6	New Housing in the Group Centres (Non-Allocated Sites)
HS8	Affordable Housing
SG1	General Sustainable Development
SG3	Settlement Hierarchy
SG11	Sustainable Urban Drainage Systems (SUDS)
SG12	Sewerage and Development
SG14	Design and Layout of New Development
SG13	Pollution and Contamination
SG15	New Development: Facilities for Road Users, Pedestrians and Cyclists
SG16	Parking Standards in New Development
SG17	Protection of Residential Amenity
SG18	Landscaping of New Development
SG19	Protection of Open Spaces

National Guidance

National Planning Policy Framework 2018

Planning Practice Guidance (PPG), 2018

Section 2 - Achieving sustainable development
Section 5 - Delivering a sufficient supply of homes
Section 8 - Promoting healthy and safe communities
Section 9 - Promoting Sustainable Transport
Section 14 - Meeting the challenge of climate change, flooding and coastal change
Section 15 - Conserving and enhancing the natural environment

If regard is to be had to the development plan for the purpose of any determination to be made under the Planning Acts, Section 38 (6) to the Town and Country Planning Act as amended by the 2004 Act states that the determination must be made in accordance with the plan unless material considerations indicate otherwise.

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	1	0	0
WARD MEMBER	0	0	0	0
HIGHWAYS & SUDS SUPPORT	0	0	0	1

CASE OFFICER ASSESSMENT

Proposed Development

Modification of Conditions 2 and 4 to allow amendments to previously approved plans and amendment to site area, Proposed residential development - approved under H01-0321-18.

Outline permission was approved for the erection of up to 9 dwellings, with all matters reserved for subsequent approval.

Consultation Responses

The Parish Council have no objections to this revised planning application

LCC Flood Risk and Development Manager - No objection

No third party responses received

Key Planning Issues

The principle of development of this site for 9 dwellings has been accepted by the recent consent on the site.

The key changes proposed are the reduction of the site area to less than 0.5ha, and the amendment to condition 2 to accept revised plans accommodating the revised site area and the deletion of Condition 4 that restricts the quantum of development on the site/affordable housing provision as follows:

The development hereby permitted in outline is limited to no more than 9 dwellings, and a maximum combined gross floorspace of no more than 1000sqm.

Reason: In the interests of the character of the area and as the application is approved without planning obligations. A development of greater than 1000sqm floorspace would be expected to make such contributions, or demonstrate why they would not be viable, in accordance with national advice contained in the Planning Practice Guidance.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan, 2006, the National Planning Policy Framework, 2018 and national guidance on planning obligations contained in the Planning Practice Guidance.

The previous standard Section 106 threshold of 10-units or 1000 sqm gross floor space - so affordable housing requirements could be applied to a scheme with 10 or fewer units but more than 1000 sqm floor space, has now been removed, from the NPPF and para 63 of the NPPF 2018 clarifies that provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer).

There is now no longer a maximum development floor space that triggers the provision of affordable housing.

As the proposal is for up to 9 dwellings on a site of less than 0.50ha, this sits below the affordable housing requirement.

Conclusion

Recommendation - That the application be approved under delegated powers, with amendment to condition 2, deletion of condition 4 and inclusion of previously relevant conditions.