RIBA

TaC ARCHITECTS

RESUBMISSION OF PLANNING APPROVAL H08-0866-18

This resubmitted application is to extend the timescale for the Reserved Matters application as per Condition 1 of the planning approval (H08-0866-18) for Residential development - for up to 18 dwellings at Site Adjacent: Silverdene Boston Road Gosberton Spalding.
Currently the condition states, *Application for approval of reserved matters must be made not later than one year beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.*
My client would like the timescale for reserved matters to be extended to two years. He is facing extreme difficulty in finding either a buyer for the site or a builder willing to work to the original timescale. This is especially so when several developers looking to purchase the site would like to change the configuration of the site to more reflect Strategic Housing's comments, which is almost impossible with the time left on the approval.

Pre-application advice was sort prior to this application with response from the Planning Case Officer suggesting the application should be made, *We appreciate that a 1 year timescale could be tight but the condition was imposed at the request of members to ensure timely delivery of housing given that it was effectively a 5-year supply site. You could submit a s73 to amend this but I couldn't say for definite whether it would be approved.* As stated in the pre-application advice we had hoped to amend the timescale by means of a S73 application, but we have subsequently been informed that a resubmission of the original application would be required.
Further comments where made regarding the reconfiguration of the site,
In terms of your 28th March email regarding altering the density and makeup of the site, we would not have any objections to the indicative scheme being amended to reflect Strategic Housing's comments. An increase in density would be acceptable but we wouldn't want to see a significant increase given the edge of village location.

Subsequently, my client has had a meeting with the Planning Case Officer and received favourable feedback.

It is contended than an extension of time would not only allow for the fulfilment of this site but give the required time to reconfigure the site in a manner more inline with the thoughts of the Strategic Housing Officer and therefore could be of greater benefit to Gosberton and the local housing stock.

TAC Architects is a Trading Style of Trevor A Clay RIBA Ltd. Chartered Architects,
14 Old Fendike Road, WESTON HILLS, Spalding, Lincolnshire PE12 6DD Tel: 01406 380027
Directors: Trevor A Clay RIBA; M: 07778 597975 E: trevor@tacarchitects.co.uk
Alasdair W McFarlane BSc (Hons); M 07764 191473 E: alasdair@tacarchitects.co.uk