

COMMITTEE UPDATE - TWC/2019/0724

1.0 SPACE STANDARDS

- 1.1 This update is intended to inform Planning Committee of an error in the original report which suggests that all properties are to be built to the Governments Nationally Described Space Standards (para 8.6). This is not the case, although a significant number of units are still to be built to these standards. Pre-application advice was provided prior to the submission of the full application where it was agreed that the development would not need to be built to this standard to ensure viability of scheme and to include the 4 bungalows as proposed.

2.0 CONCLUSION

Based on the above, Officers continue to recommend to the Planning Committee that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT PLANNING PERMISSION** subject to the following:

- A) That the application receives support, subject to Condition(s) from the Council's Drainage Officers.

- B) The following contributions to be agreed through a S.106 Agreement:

1. Highways:

Strategic Highway Network Contribution of £79,621.29 (index linked)
Traffic Regulation Order Contribution of £5,000 (index linked) if, within 5 years of practical completion of the Development, it becomes necessary to prohibit on-street parking on Gatcombe Way.

2. Education:

The Secondary Education Contribution of £107,050 (index linked) to be used within 3miles of the development.

The Primary Education Contribution of £284,547 (index linked) to be used within 2miles of the development

3. Recreation:

£42,500 (index linked) toward the upgrade of the existing NEAP on Kesworth Drive

4. Affordable Housing:

To provide within the Development that 25% of all Dwellings constructed shall be the Affordable Housing Units

C) The Following Conditions:

Time Limit – Full

Materials Conditions (as submitted)

Landscaping Conditions incl. Landscape Management

Highway Conditions including Highways Details, Lighting and Construction Management.

Drainage Conditions

Ecology Conditions including Reasonable Avoidance

Tree Protection to be in accordance with plans and no dig where required

Noise Attenuation completed prior to Occupation

Development in Accordance with Plans