

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 5 September 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00614/FULMAJ	Lyndsey Hayes	1	3-20

THE PROPOSAL

Retrospective application for the demolition of former Public House and the erection of a three storey and part two storey apartment block (12 apartments) including associated access/parking provision and a cycle store

Additional Information/Request for application to be deferred

Since the publication of the Planning Committee Agenda the agent has challenged the requirement for planning contributions towards Education and Affordable housing given that these had not been sought on previous applications, and has advised that it would not be viable for the development to provide such contributions. The agent has requested that the application be deferred to allow a viability report to be prepared.

Officer Response: *The Agent has been advised that as this is a new application for planning permission, there is no justification to allow any dispensation in applying the up-to-date policy requirement for contributions unless it is demonstrated that the development would not be viable. Where it is claimed that this is the case, this would need to be supported by a robust viability assessment. Whilst this would normally be done prior to the application being considered by the Planning Committee, in this case, confirmation that the applicant was not accepting the S106 contribution requirements was only received after the application had been put on the committee agenda. As the application is already on the published agenda, the matter is now one for the Planning Committee to decide on.*

Members may consider “deferring” the application until a viability assessment has been submitted. It is our view, however, that it would be better to allow the Planning Committee to continue to consider the proposal so that the principle of the development can be established. If members resolve to grant planning permission subject to the provision of the identified contributions, then a decision would not be issued until a Section 106 agreement has been completed. In the meantime, if a viability assessment subsequently demonstrates that this would leave the development unviable, then the application can be brought back to the Committee to consider that issue only.

Education Assessment (Named School)

The committee report acknowledges that Lancashire County Council Education would be contacted for their updated position prior to the Committee. LCC have undertaken a revised Contribution Assessment. In this instance the required contribution remains unchanged. The primary

school identified for the contribution is Breck Primary School, Poulton-le-Fylde and LCC have confirmed this satisfies the Community Infrastructure Levy (CIL) Regulations as the number of secured S106s secured against this school does not exceed five.

Amendment to Condition 10

That condition 10 be amended to read as follows:

The existing access into the development site shall be physically and permanently closed and the existing verge/footway and kerbing of the vehicular crossing shall be reinstated in accordance with the Lancashire County Specification for Construction of Estate Roads prior to the first occupation of any part of the development hereby approved.

Reason: To limit the number of access points and to maintain the proper construction of the highway in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).