

**CENTRAL PLANNING COMMITTEE  
SCHEDULE OF ADDITIONAL LETTERS**

**Date: 3<sup>rd</sup> August 2012**

**NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting**

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
5	20/02248/FUL School House, Ifton	Ian Kilby

Paragraph 8.9.3 of the report indicates that the applicant has confirmed that the proposed development will achieve compliance with draft local plan policy DP11 (1.c.) which requires 10% of the predicted energy needs to be from onsite renewable or low-carbon sources and that this will be secured by condition. The following condition is recommended:

No above ground works (other than demolition and site clearance) shall take place until a scheme for the provision of at least 10% of the predicted energy needs of the development from onsite renewable or low-carbon sources has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied and maintained for the lifetime of the development.

Reason: To ensure that the development contributes to reducing the impact of climate change by helping to reduce carbon emissions.

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The recommendation has been updated as follows:

Approve subject to the completion of a Section 106 agreement to secure one affordable home and the balance as a financial contribution and £30,000 to mitigate the loss of the playing field, and the conditions as set out in appendix 2 attached to this report and any modification to these conditions and the terms of the S106 as considered necessary by the Head of Planning.

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Paragraph 10.3 of the report that refers to Equalities is amended as follows:

**10.3 Equalities**

The concern of planning law is to regulate the use of land in the interests of the public at large, rather than those of any particular group. Section 149 of the Equality Act 2010 (Public sector equality duty) requires public authorities, in the exercise of its functions, to have due regard to countering discrimination against and promoting equality for people with protected characteristics. Equality will be one of a number of relevant considerations that need to be taken into account in determining applications under section 70(2) of the Town and Country Planning Act 1990. It is considered that there are no groups with protected characteristics (identified in the Equality Act 2010) that would be adversely affected or prejudiced by this proposal as ownership or occupation of the proposed housing is not restricted according to any particular group identified. In addition, the loss

of the school is not discriminatory as Ifton Heath Primary School has been closed for almost 10 years and school places for primary aged children have been made available at St Martins School when the primary school merged with Rhyn Park School to form an all-through school in 2012.