

NORTHERN PLANNING COMMITTEE
SCHEDULE OF ADDITIONAL LETTERS

Date: 26th April 2022

Item No.	Application No.	Originator:
6	22/00193/FUL - Arthans	Member of the public.
	Letter of objection received indicating concerns around the increased traffic on the lane which is narrow, and has limited passing points.	
Item No.	Application No.	Originator:
6	22/00193/FUL - Arthans	SC Ecology

Recommendation:

Additional information is required in relation to Great Crested Newts. In the absence of this additional information (detailed below) I recommend refusal since it is not possible to conclude that the proposal will not cause an offence under the 2017 Conservation of Habitats and Species Regulations (as amended).

Officer comment – This is a fundamental issue of concern as clearly as well as not complying with the above not in accordance with Policies CS6, CS17 and MD12 of the local plan.

Item No.	Application No:	Originator:
5	21/05981/FUL - Land N of London Road	Planning Officer

For clarity, the Section 106 legal agreement at the site will secure the provision of affordable housing on site in perpetuity, together with the provision of on-site public open space together with its management in perpetuity. At paragraph 4.1.13 of the Officers Report the Clinical Commissioning Group (CCG) request funds be secured via a Section 106 agreement and similarly SC Learning and Skills at para 4.1.6 request funds be secured via a Section 106 agreement.

At the time of writing, having liaised with Planning Policy, Officers understand that the Community Infrastructure Levy financial contribution raised by the application is sufficient to cover the amounts requested by both these consultees. As such it is intended that the CIL payment will cover this funding, not the S106 agreement. It should be noted that if the committee resolve to approve the application and during the preparation of the S106 is becomes apparent these contributions (CCG funding and SC Learning and Skills funding) cannot be accommodated within the CIL payment, then Officers will ensure their provision is made via the S106.

In respect of the conditions at appendix 1 to the Officers Report, an additional condition, referring the phasing of the development is necessary. The effect of the condition will be as per the below although the exact wording may alter following consultation with the Councils Legal Team, should the committee resolve to approve the application and delegate to the Assistant Director as recommended:

The development shall be phased in accordance with the approved phasing plan (referenced 71328 D03 E received 11th April 2022). Phases 1 and 2 are subject to full planning permission and phases 3 to 34 (inclusive) are subject to outline planning permission.

Reason: The phasing of the development is necessary to ensure the appropriate reserved matters applications are submitted and to provide separate chargeable

development for CIL purposes and in order to ensure satisfactory development of the site.