



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
10 December 2015 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 10 December 2015

LATE OBSERVATION SHEET

4.1 – SE/14/03793/FUL Birchwood County Primary School, Russett Way, Swanley BR8 7TP

Amendment to ITEM FOR DECISION:

Additional Condition:

22. For the avoidance of doubt the information to which this decision relates is as follows:

Drawing Nos.: AA 2606-2300, 2301, 2302G, 2303G, 2306F, 2307E, 2308E, 2309C, 2310D, 2311C, 2312B, 2313, 2314, 2315A and LPS-P-2013-001/B, VI-P-2013-002/B, 13231-BT3 and SCA-P-2013-003/B.

Also the following reports:

PRP Planning – Planning & Affordable Housing Statement December 2014

PRP Design and Access Statement

Odyssey Markides – Utilities Statement Dec 2014

Odyssey Markides – Transport Statement Nov. 2014

Odyssey Markides – Flood Risk Assessment 2014

Aspect Ecology – Protected Species Report Nov.2014

Encon Associates – Energy/Sustainability Statement Dec. 2013

SWAT Archaeology - Archaeological Desk Based Assessment 6/11/2014

Barrell Tree Consultancy – Arboricultural Impact Appraisal & Method Statement 28.11.14

RECOMMENDATION B:

(a) Should be amended to read “In the *event...*”

Background:

For Members information since the original submission of the application the Government has announced that Housing Associations (HA) will have to reduce rents by 1% per annum from 2016 through to 2020. This has required the Town and Country Housing Group to reconsider the tenure mix of the affordable bungalows with the result that the 20 units originally considered for social rent are to now comprise affordable rent but capped at the local housing allowance level (so that welfare benefits can fully cover the rent, if required). The report is amended to reflect this change.

The following amendments are made to the report.

Paragraph 7: Omit reference to “40no. 2 bed, affordable units comprising 20 affordable rented and 20 social rented bungalows, together with associated landscaping and open space.

Agenda Item

This should now read “40no. 2 bed, affordable bungalows for rent, together with associated landscaping and open space.”

Paragraph 12: Second sentence to read “Of these units, 3 would be wheelchair accessible (HCA Wheelchair Standard) and would have a slightly greater floor area.”

Paragraph 242: Addition to end of penultimate sentence of first bullet point should read “Kier then sell the private units on the open market to recoup their costs, whilst the return to the Investment Funding is provided by long term rental from the affordable units which are to be managed and rented out by Town and Country Housing Group or another housing association.”

Amendment to second bullet point first sentence to read: “The proposals would provide a total 172 dwellings over the 3 sites *with 50 being for private sale and 122 for affordable rent.*”

Paragraph 308: Amended to read as follows:

“In terms of tenure, the applicants have suggested the following:

- The units will be for the over 55’s
- 50% of the bungalows will be let at affordable rent at 80% of open market value
- 50% of the bungalows will be let at affordable rent capped at the local housing allowance.”

Delete final bullet point as the Local Letting Plan is to be superseded by a Nomination Agreement which is now to form part of the s106 legal agreement.

Note For Clarification:

The proposals are liable to the Community Infrastructure Levy. An exemption has been sought for the affordable housing and this will be assessed separately in due course.

Further Comments received:

Portfolio holder for housing, Cllr Lowe, has expressed support for the proposals and Planning Portfolio Holder Cllr Piper has noted that the proposals would meet many of the Council’s objective including helping urban regeneration, provides a better mix of housing, provides affordable housing, creates a cascade movement to free up under-occupied houses and helps older people move into the town.

Chief Planning Officer’s Comments

The original recommendation remains unchanged.