

Planning Committee Meeting

18 January 2018

Agenda Item 7

SDNP/17/03850/CND

Variation of conditions 2 and 12 on planning consent
SDNP/16/02767/FUL to reflect proposed new access
arrangements.

SDNP/17/03856/CND

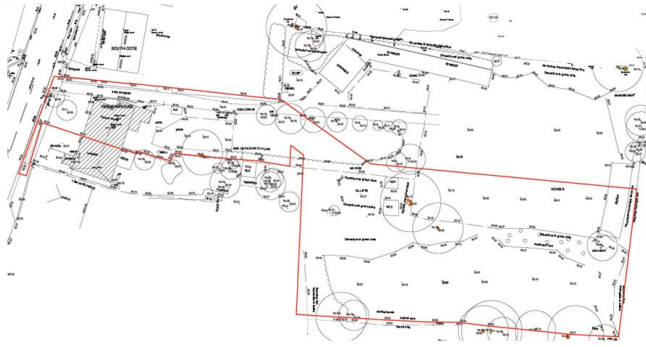
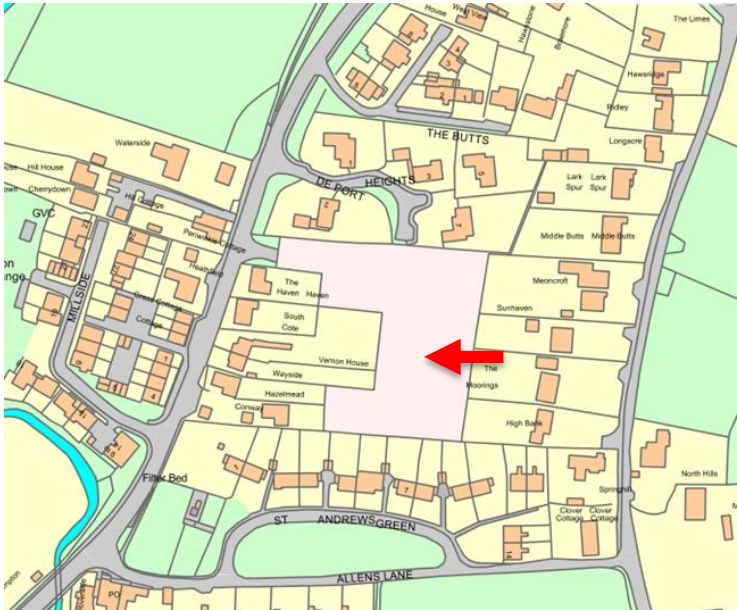
Variation of conditions 2 and 12 on planning consent
SDNP/16/02757/FUL to reflect proposed new access
arrangements.



Introduction

- Background
- Proposals – variation of conditions 2 (plans) and condition 12 (access arrangements).
- Proposed access arrangements.
- Highway considerations.
- Impact on residential amenities.
- Reasons for deferral from 9th November 2017 meeting:
 - (1) Highways matters at the Vernon House access.
 - (2) Building Regulations matter at Houghtons Yard
 - (3) Viability





17 Ordnance Survey 10050088. Use of this data is subject to terms and conditions.





Previously approved layouts





Proposals

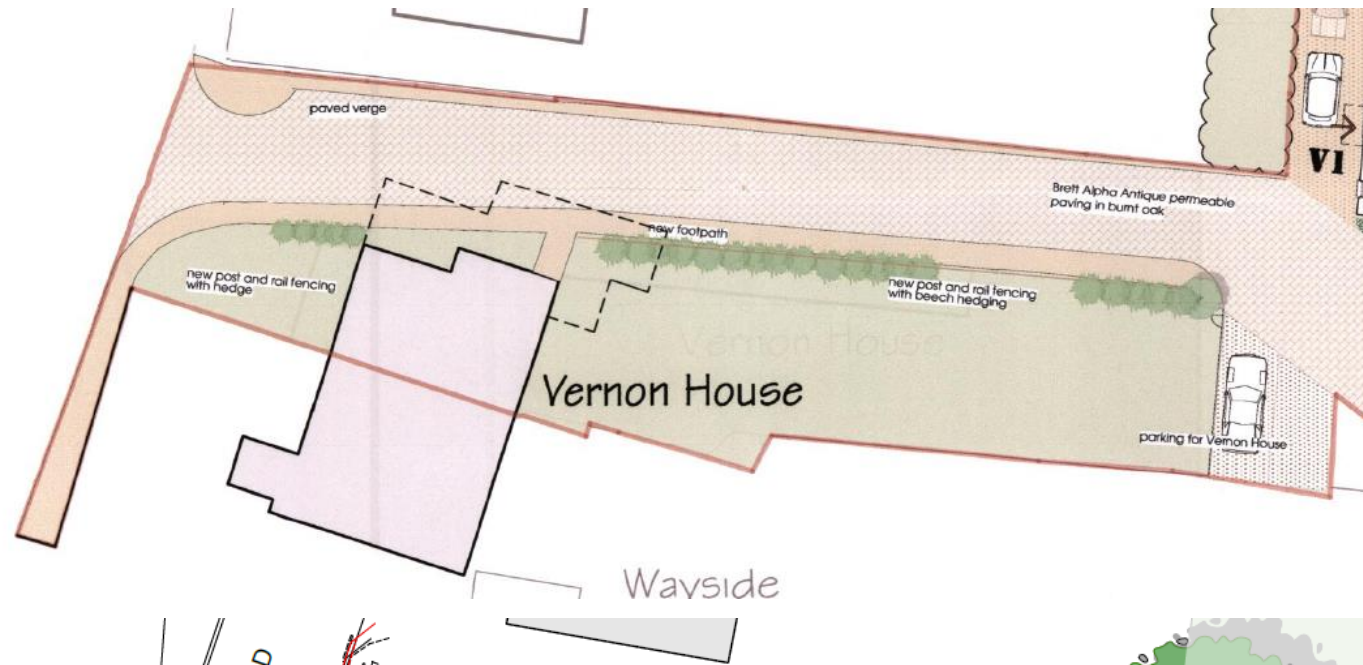
SDNP/I7/03850/CND



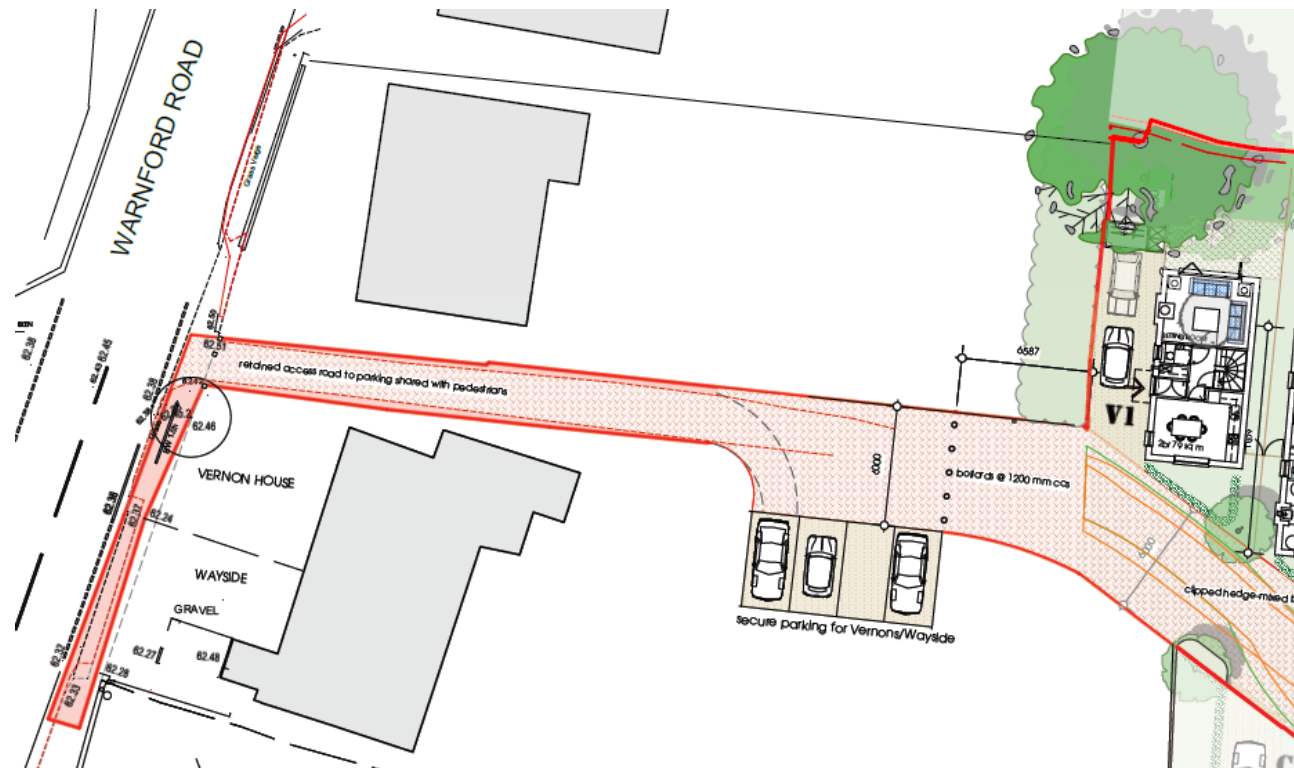
SDNP/I7/03856/CND



Approved Access



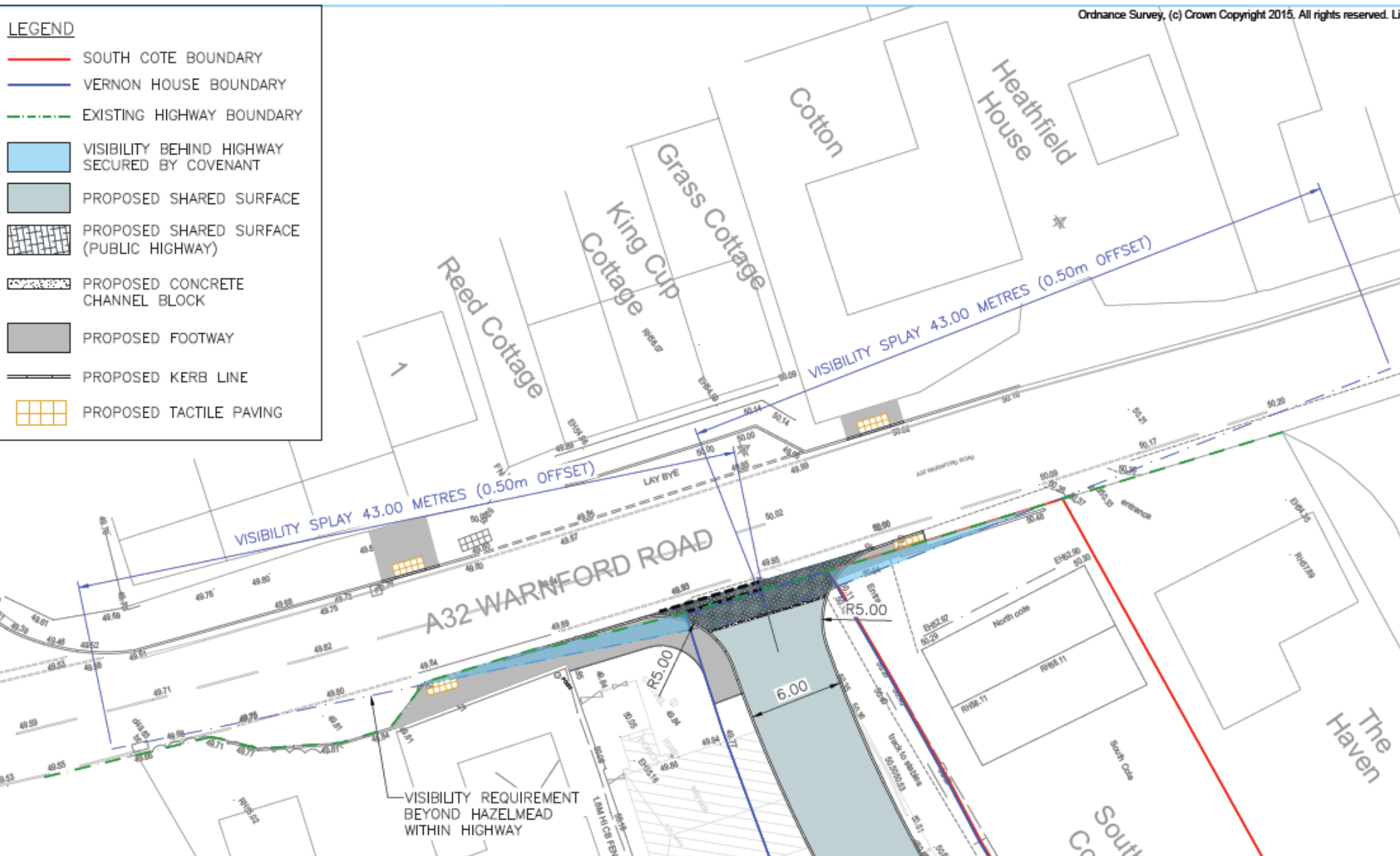
Proposed Access



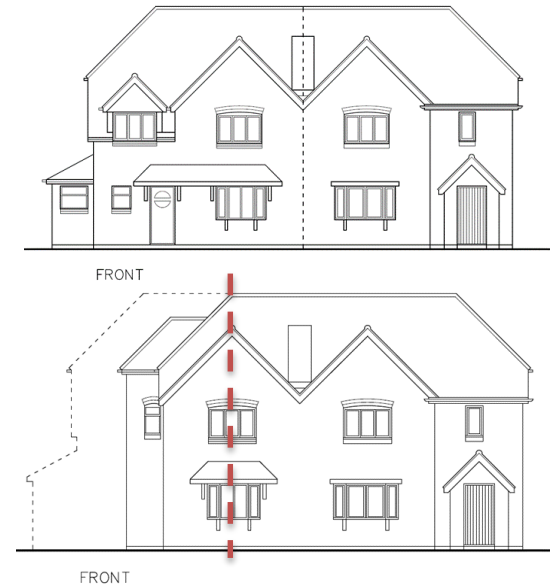
[illegible]

BINED ACCESS ARRANGEMENT PLAN: PRIOR TO DEVELOPMENT

Visibility sprints for larger access







Access at Houghtons Yard



[illegible]

Viability Considerations

- Vail Williams instructed by SDNPA to undertake a viability appraisal.
- The previous appraisal prior to planning permission being granted has been considered and updated.
- Latest advice considers changes in costs, values in either scenario of Vernon House being retained or demolished.

Conclusions

- Viability of the development and contributions.

Considerations

Reasons for deferral

- (1) Fire access at Houghtons Yard.
 - (2) Access arrangements at Vernon House.
 - (3) Viability.
-
- Highway safety and impact on residential amenities of using De Port Heights for access.



Recommendation

The application SDNP/17/03850/CND is recommended for approval subject to the completion of a Deed of Variation relating to the S106 Agreement associated with planning permission SDNP/16/02767/CND to secure the requirements of the S106 to the proposed development and an amended affordable housing contribution of £86,250 the final form of which to be delegated to the Director of Planning, and the conditions set out in paragraph 11.1 of the report.

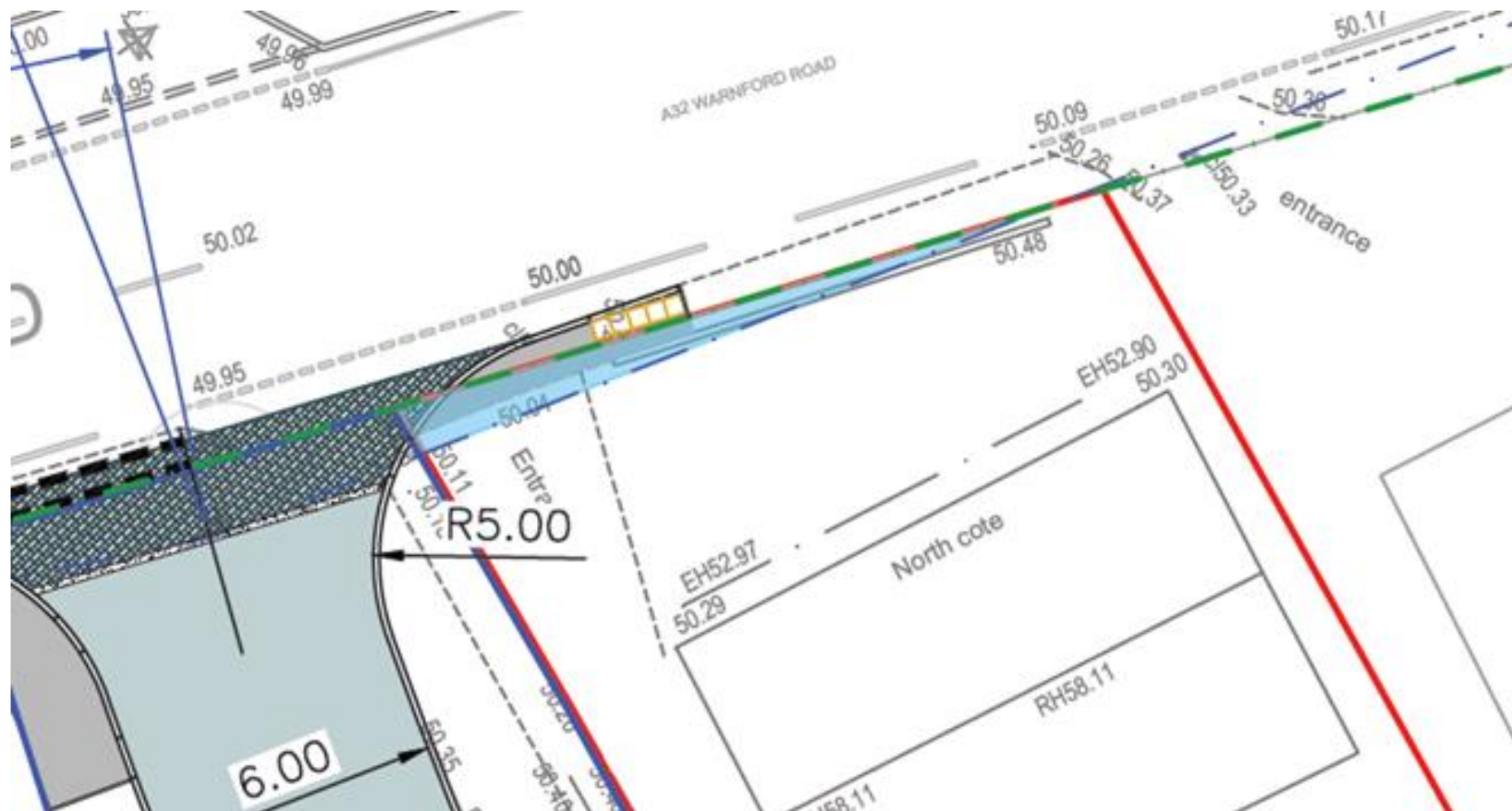
That authority be delegated to the Director of Planning to refuse the applications with appropriate reasons if the Deed of Variation is not completed within 3 months of the 18th January Committee meeting. The grant of permission is also subject to

The application SDNP/17/03856/CND is recommended for approval subject to the completion of a Deed of Variation relating to the S106 Agreement associated with planning permission SDNP/16/02757/CND to secure the requirements of the S106 to the proposed development and an amended affordable housing contribution of £86,250, the final form of which to be delegated to the Director of Planning, and the conditions set out in paragraph 11.2 of the report.

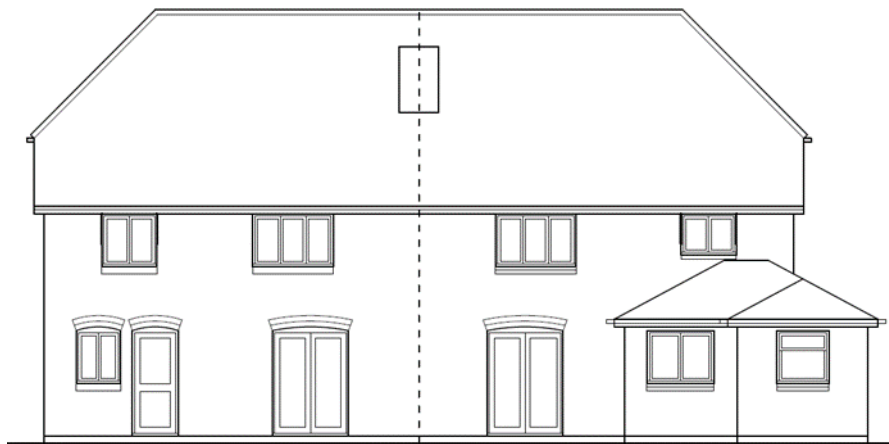
That authority be delegated to the Director of Planning to refuse the application with appropriate reasons if the Deed of Variation is not completed within 3 months of the 18th January Committee meeting.



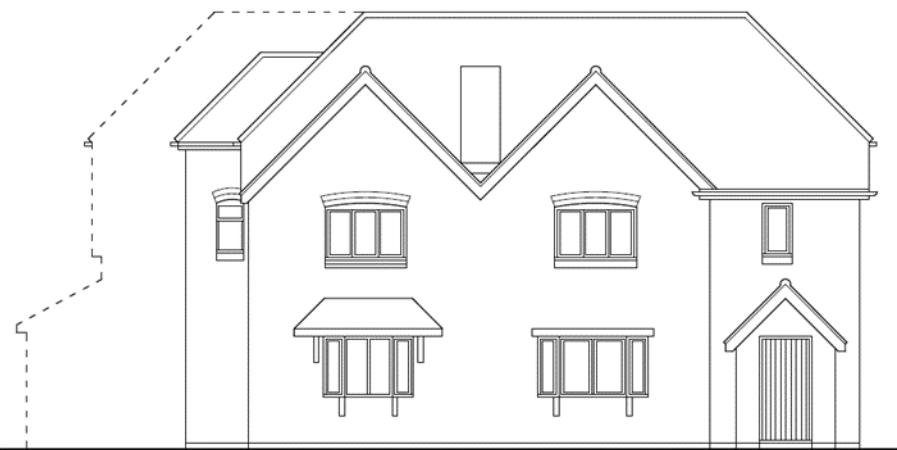




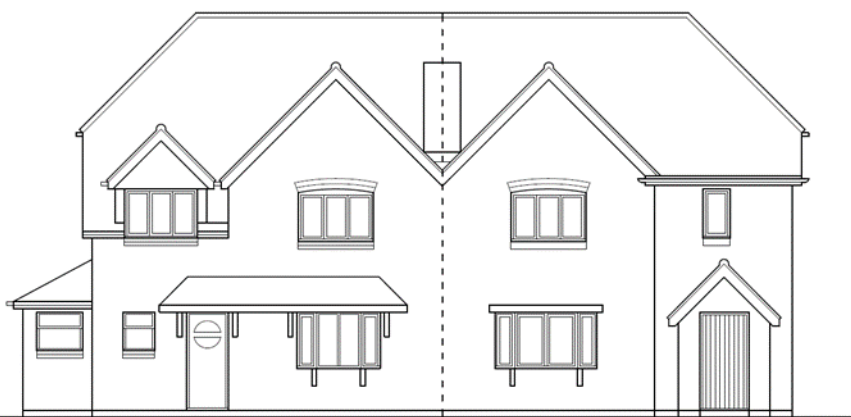




REAR



FRONT



FRONT



REAR

