

PLANNING COMMITTEE

21 August, 2014

6 DEAN CLOSE, WINCHESTER, HAMPSHIRE – VARIATION OF SECTION 106 AGREEMENT

REPORT OF HEAD OF PLANNING MANAGEMENT

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RECENT REFERENCES:

PDC988 - 13/02859/FUL – Erection of 1 detached dwelling with garage. Resolution to grant permission 6 March, 2014.

EXECUTIVE SUMMARY:

This matter is reported to Committee because the applicant is an employee of the City Council.

This application, for a new dwelling and garage on land to the rear of 6 Dean Close, Winchester, was approved at the Planning Committee on 6 March, 2014 subject to a Section 106 Legal Agreement in respect of the following:

1. A financial contribution of £54,800 towards affordable housing.
2. A financial contribution of £3,333 towards the provision of public open space through the open space funding system.
3. A financial contribution of £5,457 towards highway improvements.

The planning permission has not been issued because the applicant has since submitted a Viability Report in respect of the affordable housing contribution which concludes that the development is only viable with a contribution of £25,000 towards Affordable Housing. The contributions towards public open space and highway improvements have been replaced by CIL which is not payable on self build dwellings.

RECOMMENDATIONS:

That planning permission be granted subject to a section 106 agreement for a financial contribution of £25,000 towards affordable housing.

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##### DETAIL:

##### 1 Introduction

- 2 The principle of development of this site for 1 dwelling and garage has already been established through the granting of planning permission (subject to a section 106 legal agreement) at the Planning Committee on 6 March, 2014. The only matter for consideration is whether the reduced contribution towards Affordable Housing is in accordance with policy. Policy CP3 states that all development which increases the supply of housing will be expected to provide 40% of the gross number of dwellings as affordable housing (as a financial contribution in lieu of on site provision) unless this would render the scheme unviable. A Viability Report has been submitted and over seen by the Head of Estates who confirms that a reduced amount of £25,000 is acceptable in this instance. As such, the proposal is in accordance with policy CP3 and the revised contribution is deemed to be acceptable.

##### OTHER CONSIDERATIONS:

##### 3 COMMUNITY STRATEGY AND PORTFOLIO PLANS (RELEVANCE TO):

- 3.1 None relevant.

##### 4 RESOURCE IMPLICATIONS:

- 4.1 None relevant.

##### 5 RISK MANAGEMENT ISSUES

- 5.1 None relevant.

##### BACKGROUND DOCUMENTS:

PDC988 - Committee Schedule of Planning Applications (13/02859/FUL) – 6 March, 2014.

##### APPENDICES:

None.