

Record of Delegated Non Executive Decisions by Officers

1. Subject of decision

Application 21/00029/FUL– Unicorn House

2. Delegation Reference

Minute PQ151/20 Planning Committee 27 April 2021.

“Resolved that (1) the Committee is minded to grant the application
(2) the Head of Housing, Environment and Leisure be granted delegated authority to determine the application subject to

- i) the conditions set out in the planning officer’s report and the addition, omission or amendment of any other conditions considered necessary; and
- ii) the completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the following;

Affordable housing: 25% – 7 units

Ecology and Biodiversity: £2,546

Allotments: £3,629.12

Equipped play: £19,600

Parks and greenspace: £14,909

Primary education: £75,000 (6 additional primary aged pupils)

Employment and Training: 1 apprenticeship or £7,000 per apprenticeship or a mix of both

Coastal Mitigation: £9,436 towards the Coastal Mitigation Scheme.

(3) the Head of Law and Governance and the Head of Environment, Housing and Leisure be authorised to undertake all necessary procedures under Section 278 of the Highways Act 1980 to secure the following highways improvements:

New car park accesses

Individual footway crossings

Upgrade of footpaths abutting the site

Associated street lighting

Associated drainage

Associated road markings

Associated Traffic Regulation Orders

Associated street furniture & signage

3. Name and Title of Decision Maker

John Sparkes, Director of Regeneration in consultation with the Chair and Deputy Chair of the Planning Committee, Councillors W Samuel and J Cruddas.

4. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

5. Executive Summary

To determine an application (Reference 21/00029/FUL) for 'Creation of 28 units (Use Class C3) comprising of 22 town houses and 6 apartments, together with vehicle parking and associated works'.

Consideration was given to a report from the planning officers with particular consideration to the level of parking provision and the safety of road users.

Since committee the following revisions have been made:

- The S106 agreement includes an option to provide 100% affordable housing.
- Minor amendments to the house type designs and materials.
- Repositioning of the apartments to avoid an electrical easement.
- Amendment to the landscaping scheme.

The Planning Committee Chair has been consulted in respect of these changes and has confirmed that he does not consider that they warrant reconsideration of the application by Planning Committee.

6. Alternative options considered

- a) To grant permission subject to the conditions set out in the planning officers report and securing an agreement under Section 106 of the Town and Country Planning Act 1990; or
- b) To refuse the application.

7. Decision(s)

Permission be granted subject to:

- a) the conditions set out in the planning officers report; and
- b) securing an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 to obtain the contributions set out in section 2 above.

8. Reasons for the Decision(s)

Having regard to the relevant policies contained in the Council's Local Plan 2017 and National Planning Policy Framework, the proposed development was considered to be acceptable in terms of the principle of development, its impact on the character and appearance of the site and its surroundings; the living conditions of surrounding occupiers and future occupiers, its impact on trees and biodiversity and on the highway network.

9. Date Decision Made

1 March 2024

10. Date of Publication (where appropriate)

1 March 2024