

Supplementary Information

The following information will be reported to the Planning Committee at its meeting on 2nd February 2016

Agenda Item 9 Application No. 15/00759/FUL

Former Blue Bell Inn, New Road, Wrinehill

Since the preparation of the main agenda some progress has been made on the preparation of a S106 obligation as a draft agreement has been submitted to the applicant for comment. The agreement addresses the requirement that a commuted sum of £45,000 is paid towards affordable housing but does not include a review mechanism. As such the draft agreement requires amendment.

Officers have considered the possibility of the commuted sum being spent on off-site affordable housing within the locality of the site as requested by the Parish Council who continue to strongly object to the application on the grounds that the very special circumstances that were valid in the previous permission no longer exist because no affordable housing is proposed.

The Councils Affordable Housing SPD states

“Where Section 106 agreements are used to secure off-site provision of affordable housing, this would be done by requiring a financial contribution (commuted sum) to be made towards the provision of that element of affordable housing elsewhere in the Borough. In such circumstances, the payment will be collected to help finance the development of the relevant proportion of affordable housing equivalent to that which would have been required on site.”

It also states that

“The commuted sums will not be spent exclusively in the geographical areas where the financial obligation has been generated, an inclusive approach will be taken and the commuted payments will be spent within Newcastle-under-Lyme on schemes that are considered appropriate.”

The SPD therefore does not support the Parish Council’s position and as such the **recommendation remains to PERMIT the application as set out in the main agenda report.**