

SECOND SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th February 2019

Agenda item 5b

Application Ref. 18/00507/OUT

CROFT FARM, STONE ROAD, HILL CHORLTON

Since the preparation of the main agenda report and the previous supplementary report there have been a number of developments.

As members will be aware they have received an email from the applicant enclosing a statement in support of their application. The agreed procedure of the Committee is that any submissions/ representations from applicants and third parties must be received by the guillotine or deadline that relates to the meeting in question. In this case the guillotine fell at 5pm on Wednesday 20th February and the applicant was informed of this on Friday 15th February. The email from them to the members of the Committee was sent on Friday afternoon. Given that it was received after the guillotine it has not been published on the Council's website and accordingly third parties, including the party speaking as an Objector to the proposal have had no opportunity to consider the document.

Members are advised, as they have been when this situation has previously arisen to set aside the document and to consider the material that was submitted in support of the application prior to the guillotine. It should be noted that the applicants did submit a statement in support of their application on the 13th February that has been available to view as part of the application documents. That previous statement is similar although not identical to that which has been sent to Members and was taken into account by your officers in the preparation of the agenda report.

The agenda report at the end of the Key Issues section that addresses whether affordable housing provision is required did indicate that the Housing Strategy Section had been asked for their comments on the hybrid approach proposed by the applicant – with two affordable units being provided on site and a financial contribution being made for the “remainder” for off-site provision. Housing Strategy have since acknowledged, as did your Officer in the report, that such an approach had been accepted by officers in both the Gateway Avenue and Meadow Way schemes – that approach being confirmed as acceptable by the Inspector in the former case.

As to the size of the financial contribution, this has not been verified by the District Valuer and were the Committee to view the application favourably, contrary to your Officer's recommendation, it would be appropriate to give delegated authority to your Officer to confirm the amount offered is appropriate.

The first supplementary report advised of a representation received from a third party about street lighting. Clarification has been sought, as indicated, from the Highway Authority. Their recommended condition assumes that at reserved matters stage the developer may put forward a layout which the Highway Authority would wish to adopt and part of the adoption requirement would be a system of road lighting within the development.

The recommendation remains one of refusal for the reasons indicated in the report