

IRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
14th September 2021

Agenda item 4

Application ref: 21/00593/REM

Address Land South of Honeywall Lane, Madeley Heath

Since the publication of the main agenda report the **Landscape Development Section (LDS)** have advised that they have no further comments on the additional tree and hedgerow information.

Your officers have also been in discussions with the **Councils Legal Section (Solicitors)** regarding the application to modify the S106 agreement and it has been agreed that the recommendation needs to be revised to ensure that the correct process is followed regarding the S106 dated 10 August 2018 and the terms of the modified S106 Agreement are clear. The revised recommendation, set out below, seeks to ensure this.

Furthermore, it also needs to be made clear that, whilst your officer is recommending that the provision of secondary school places is the priority in the first instance (and the available £83,110 should be allocated for that purpose), as set out at paragraph 6.7 of the main agenda report, if substantial commencement of the development is not achieved within 12 months of the decision and the financial viability reappraisal determines that the scheme can support a greater level of financial contributions then provision can be made towards affordable housing, public open space improvements and primary school places.

The RECOMMENDATION is therefore revised as follows;

- A) Agree to the discharge of the S106 dated 10 August 2018, completed under outline planning permission reference 17/00514/OUT, if a material commencement of the development, as approved by the 21/00593/REM, is achieved;**
- B) That the application to modify the S106 agreement, to change the red edge site boundary and to secure a financial contribution of £83,110 towards secondary school places at Madeley High School, Madeley and a review mechanism of the scheme's ability to make a more or fully policy compliant contribution to education places, off site public open space and/ or affordable housing, if the development is not substantially commenced within 12 months from the date of the decision, and the payment of such a contribution if then found financially viable, be approved.**
- C) Permit the reserved matters application, subject to conditions relating to the following matters:-**
 - 1. Link to outline planning permission and conditions;**
 - 2. Approved plans;**
 - 3. Facing and roofing materials;**
 - 4. Prior approval of finished ground and floor levels.**
 - 5. Boundary treatments;**
 - 6. 1.8 metre high acoustic barrier on the southern boundary;**
 - 7. Provision of roads, footways, parking, servicing and turning areas;**
 - 8. Parking areas surfaced in a porous bound material;**
 - 9. Construction Management Plan;**
 - 10. Provision of soft and hard landscaping scheme/ strategy;**
 - 11. Landscape and highways management and maintenance plan;**

12. Trees and hedgerows shown as retained shall be retained and protected throughout construction;
13. Prior approval of crime prevention and security measures;
14. Prior approval of overheating assessment/ or overheating mitigation for plots 1 & 2;
15. Surface water drainage;
16. Sustainable drainage management and maintenance plan;
17. Waste and recycling storage and collection arrangements;
18. Approval does not constitute the LPA's approval pursuant subject of other conditions of the outline planning permission, these needing to be subject of separate application