

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
13th AUGUST 2024

Agenda Item 5

Application Ref. 24/00023/FUL

Site Of Former Knutton Community Centre, Knutton

The applicant has submitted financial information to substantiate their claim that the Council's Section 106 requirements would render a policy compliant scheme unviable. This information has been sent to an independent valuer who was instructed by the Council to consider the position put forward by the applicant. Their report concludes that the scheme would be unviable if any S106 contribution was secured. On this basis, any requirement for a S106 contribution must be set aside.

Amended Recommendation

PERMIT the application subject to conditions relating to the following matters:-

- 1. Standard time limit for commencement of development;**
- 2. Approved plans;**
- 3. Facing and roofing materials;**
- 4. Boundary treatments;**
- 5. Details of revised access arrangement;**
- 6. Provision of access, internal roads, private drives and parking areas;**
- 7. Surfacing materials and surface water drainage for the private drives and parking areas;**
- 8. Secure cycle storage;**
- 9. Road design details;**
- 10. Electric vehicle charging provision;**
- 11. Residential Travel Plan Framework;**
- 12. Highway & Environmental Construction Management Plan (CEMP);**
- 13. Tree protection measures;**
- 14. Archaeological investigation and implementation;**
- 15. Land contamination;**
- 16. Detailed drainage and surface water maintenance and management plan;**
- 17. Provision of bat, bird boxes, swift bricks and sparrow terraces as per enhancements plan;**
- 18. Waste storage and collection arrangements;**
- 19. Noise management and mitigation measures during construction and**
- 20. Affordable Housing Provision.**