

NORTH LINCOLNSHIRE COUNCIL

PLANNING COMMITTEE

**Planning application PA/2015/1195
Residential development at the Brocklesby Hunt Inn, Howe Lane, Goxhill**

1. OBJECT AND KEY POINTS IN THIS REPORT

- 1.1 To seek authority to correct the requirement for the affordable housing contribution in connection with the development approved in principle by the Planning Committee on 16 December 2015 under reference PA/2015/1195.

2. BACKGROUND INFORMATION

- 2.1 The Planning Committee on 16 December 2015 considered a planning application from Keigar Homes Ltd to convert the public house into two dwellings and erect a further eight dwellings with associated works, including garaging, driveways, landscaping and access road at the Brocklesby Hunt Inn, Howe Lane, Goxhill.
- 2.2 The committee resolved that planning permission be granted subject to conditions and the completion of a Section 106 agreement that secures two units of affordable housing and provides the opportunity for a 12-month period for the public house and an element of adjacent land for a car park and amenity space to be acquired and operated as a community asset.
- 2.3 It is now clear that the planning policy requirements as laid out in policy CS9 Affordable Housing in the Core Strategy 2011 only require a 10% contribution of affordable housing in rural settlements such as Goxhill. Consequently the Section 106 community benefit requirement for this development should be modified to require a contribution that secures one unit of affordable housing and not two units as appeared in the approved minutes.
- 2.4 The approved affordable housing policy accepts that a flexible approach should be followed to secure necessary affordable housing. In this case it is proposed that the affordable housing will be delivered by way of an off-site contribution calculated on an agreed formula based on either eight new dwellings if the public house is retained as a community asset or 10 dwellings if it is converted to two dwellings.

3. OPTIONS FOR CONSIDERATION

- 3.1 The options are either to modify the requirements or maintain the previously minuted position.

4. ANALYSIS OF OPTIONS

- 4.1 If the requirements of the community benefits contributions are not modified it is unlikely that the development will proceed. Indeed the applicant could embark on appeal procedures which will delay the development and possibly be costly to the local authority. The requirement for one unit of affordable housing is consistent with the council's adopted policy for this volume of new housing in rural settlements and it is recommended that this is agreed to.

5. RESOURCE IMPLICATIONS (FINANCIAL, STAFFING, PROPERTY, IT)

5.1 Financial

- 5.1.1 If the revision is not agreed this will likely delay the provision of new housing which will have financial implications for the council in terms of rates and new homes bonus. There could also be implications in terms of potential appeals.

5.2 Staffing

- 5.2.1 There are no staffing implications – all necessary resources exist within the existing local planning authority.

5.3 Property

- 5.3.1 None.

5.4 IT

- 5.4.1 None.

6. OTHER IMPLICATIONS (STATUTORY, ENVIRONMENTAL, DIVERSITY, SECTION 17 – CRIME AND DISORDER, RISK AND OTHER)

6.1 Statutory

- 6.1.1 All decisions on planning applications have to be properly justified and defended in accordance with the provisions of the Town and Country Planning Act.

6.2 Environmental

- 6.2.1 These issues were considered as part of the planning application.

6.3 Diversity

- 6.3.1 None.

6.4 Section 17 – Crime and Disorder

6.4.1 These issues were considered as part of the planning application.

6.5 Risk

6.5.1 If the affordable housing contribution is not amended there is a risk that the development will not proceed or that an appeal against non-determination will be pursued.

6.6 Other

6.6.1 None.

7. OUTCOMES OF CONSULTATION

7.1 All comments were considered in the presentation to the 15 December 2015 planning committee.

8. RECOMMENDATIONS

8.1 That the requirement for affordable housing contribution in connection with application PA/2015/1195 is amended to a requirement to secure 1 unit of affordable housing.

HEAD OF DEVELOPMENT MANAGEMENT

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Background papers used in the preparation of this report

Previous reports to Planning Committee dated 16 December 2015 and minutes thereof.