

AGENDA ITEM NO: 7 (a)

Report to: PLANNING COMMITTEE DELEGATED
ITEM

Date: 01 APRIL 2015

Report from: Head of Housing and Planning Services

WARD: OLD HASTINGS

REVISED RESOLUTION

Address: 25-29 Ashburnham Road, Hastings, TN35
5JN

Approved Development: Alterations and conversion of the existing
building to 12 apartments (7x1 bedroom and
5x2 bedroom)

Application No: HS/FA/14/00201

File No: AS30025/027V

Applicant: Alltype Property Developers Ltd per
TaDPlanning 51 Bayham Road Tunbridge Wells
Kent TN2 5HU

Proposed Amendment: Revised resolution to remove the requirement
for affordable housing

Application Status

Resolved to be granted at Planning Committee on 14 May 2014 subject to conditions and a legal agreement securing a financial contribution towards affordable housing.

Report

Planning permission was resolved to be granted for this development on 14 May 2015 subject to a s106 legal agreement to secure a financial contribution towards affordable housing.

Since that Planning Committee the applicant has provided the Council with information suggesting that the imposition of this contribution would make the development unviable. The applicant has demonstrated that the benchmark land value (BLV) (the value of the land today, without any development) would be higher than the residual land value (RLV). This means that if the development would to go ahead it would be in deficit and the applicant would not be able to make the contribution towards affordable housing.

This information has been reviewed by the District Valuers Service who agree that requiring the contribution would make the development unviable.

Based on this I consider that the requirement for affordable housing should now be deleted from the resolution and planning permission should now be granted.

Recommendation

Grant Full Planning Permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans:

2419 01, 03, 04, 05, 10A, 11A, 12 and 20; and existing elevations
3. Prior to the occupation of any flat hereby approved and notwithstanding that shown on the approved drawings listed in condition 2 above details of the proposed storage of refuse and details of the proposed cycle storage shall be submitted to and approved in writing by the Local Planning Authority. The approved refuse storage and cycle storage shall be provided prior to the occupation of any flat.
4. The car parking spaces shown on the approved plan shall be provided prior to the occupation of the development hereby permitted and thereafter shall not be used for any purpose other than the parking of vehicles.

Reasons:

1. This condition is imposed in accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and in the interests of proper planning.
3. To ensure a satisfactory form of development in the interests of the character and amenity of the area and in order that the development site is accessible by non car modes and to meet the objectives of sustainable development.
4. To ensure an adequate level of off-street parking to serve the development.

Notes to the Applicant

1. Failure to comply with any condition imposed on this permission may result in enforcement action without further warning.
2. Statement of positive engagement: In dealing with this application Hastings Borough Council has actively sought to work with the applicant in a positive and proactive manner, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.
3. This permission is the subject of an obligation under Section 106 of the Town and Country Planning Act 1990 (as amended).
4. A formal application for connection to the public sewerage system is required in order to service this development, please contact Southern Water: Developer Services, Southern Water, Southern House, Sparrowgrove,

Otterbourne, Hampshire, SO21 2SW. Tel: 0330 303 0119. E-mail: developerservices@southernwater.co.uk.

5. The proposal is a material change of use to which the Building Regulations 1991 apply and a building regulation submission is necessary before the change of use takes place.
6. Consideration should be given to the provision of a domestic sprinkler system.

Officer to Contact

Mr S Batchelor, Telephone 01424 783254

Background Papers

Application No: HS/FA/14/00201 including all letters and documents