

REPORT TO THE NORTHERN AREA PLANNING COMMITTEE

Date of Meeting	19 May 2010		
Application Number	07/2168/OUT		
Site Address	Former St Ivel Site, Station Road, Wootton Bassett		
Proposal	Erection of 60 one bedroom apartments and associated parking and landscaping		
Applicant	David Wilson Homes		
Town/Parish Council	Wootton Bassett		
Electoral Division	Wootton Bassett South	Unitary Member	Peter Doyle
Grid Ref	407247 181761		
Type of application	Outline		
Case Officer	Tracy Smith	01249 706642	Tracy.smith@wiltshire.gov.uk

Reason for the application being considered by Committee

This application has been deferred from Committees in October 2007, November 2008 and April 2009 having originally been called in by former District Councillors Wannell and Roberts to assess the impact on the community.

Essentially, the Committee requested the provision of affordable housing as part of the development and four units were agreed at Committee on 29 April 2009 to be provided notwithstanding that such provision is expressly not required in the signed legal agreement relating to the whole site in order to facilitate the delivery of Station House to the Town Council. The application was delegated for APPROVAL and a copy of the last report presented to the Committee is contained in Appendix I.

The provision of four units as part of this 60 bed scheme is not viable as this form of accommodation is no longer preferable to the RSLs or the Council and its integration within the scheme is not possible causing numerous management difficulties.

In light of the above, officers have negotiated with the applicant, the provision of two affordable houses on the main site. As this is a departure from the member's recommendation, the application is being brought back to Committee for members' approval.

1. Purpose of Report

To consider the provision of two affordable houses as part of the adjacent development rather than four flats on the site and recommend that the application be DELEGATED to the Area Development Manager subject to a legal agreement requiring the provision of the two units as affordable housing.

2. Main Issues

This application proposes the erection of 60 one bed apartments and associated parking and landscaping at the former St Ivel site, Wootton Bassett on that part of the site which has been allocated as employment in the adopted Local Plan 2011 and for which outline planning permission has already been granted.

The application has been submitted with the sole purpose of enabling the delivery of Station House as a Town Council facility in lieu of any other planning obligations and as required by the S106 agreement as part of the permission granted by Committee in 2007.

The key point to consider now is whether the provision of two affordable dwellings off-site (that is the application site) on the main development site in lieu of four affordable flats.

3. Proposal and Site Description

The application is seeking outline planning permission for the erection of 60 one-bed apartments, associated parking and landscaping at the former St Ivel site, Wootton Bassett.

The apartments are to be provided on 0.4ha on the southern part of the site currently allocated for 3ha of employment and benefiting from outline permission for 6,840sqm of B1 floorspace.

The revised scheme still provides the apartments in two adjacent blocks, one with 24 units and the other with 36 units. The blocks have been re-sited with block 1-3 set at a slightly oblique angle with the road. Both units have been set back further into the site from the housing to the north.

The four affordable units for rent are to be provided were previously within block 5.

The density of the scheme will be 150 dwellings per hectare.

The former St Ivel site has been cleared of all buildings with the exception of the Listed Brewery buildings and Station House.

By way of background information, as part of the outline application for the site to which 05/02263/OUT refers, there was a S106 agreement for the site.

As part of that agreement and at the request of the Town Council, the developer was required under Clause 16 to submit an outline application to the Council seeking the grant of a "Suitable Planning Permission".

This term is defined at 8.1.44 as a grant of outline planning permission for the residential development of not less than 0.4ha of land located within the employment development land. Such permission should also be free of any obligations.

Thus the applicants were not originally proposing to make provision for any affordable housing, education or open space contributions as part of this outline proposal.

In the event that a suitable planning permission is granted, the developer is required within three months of that permission to offer the transfer of Station House to the Town Council for the consideration of one pound (£1).

4. Relevant Planning History		
Application number	Proposal	Decision
05/02263/OUT	Residential and Commercial (B1) Development, Change of Use of Station House to Community Use, New Means of Access, and Associated Works Including Details of Siting, Design & External Appearance for Land Adjacent Listed Brewery Buildings	Granted
07/00628/FUL	Provision of Roads and Associated Landscaping Works	Granted

07/01984/REM	Residential Development Consisting of 50 Dwellings Along With Garages, Roads, Parking and Associated Works	Granted
07/02297REM	Erection of 200 residential units	Granted
08/02749/FUL	Erection of 60 Bed Care Home; Associated Infrastructure Including the Provision of 20 Parking Spaces	Granted

5. Consultations

No consultations have been undertaken in respect of this amended position.

6. Publicity

No further publicity has been undertaken in respect of this amended position.

The application was advertised by site notice, press advert and neighbour consultation.

7. Planning Considerations

This application was required to be submitted and permission sought for the sole purpose of funding the delivery of Station House for the potential transfer to the Town Council for the sum of one pound (£1).

The officer has documented in previous reports and remains that the provision of Station House fails to meet the guidance contained in Circular 05/05 "Planning Obligations".

However, the officer accepts that the Committee have made their decision to support and approve the development subject to the provision of four affordable units.

Such provision is less than the 30% requested but was considered appropriate having regard to the circumstances of the site.

Since the application was previously presented, the house building market has changed and it became clear that the provision of four affordable flats to rent as part of a scheme for flats to be sold on the open market, was problematic for both the developer and RSL's in terms of sales and future management regimes.

Following discussions with Housing Officers, it was agreed that the provision of four affordable flats was the equivalent of one two and one three bed house and that the provision of these could be facilitated on the adjacent site through simple changes to the tenure without the need to alter the layout of the development

The site as a whole will deliver 31.1% affordable housing in accordance with Policy H5 of the 2011 Local Plan.

8. Conclusion

The provision of two affordable homes as part of the main development site in lieu of the four affordable flats will more accurately reflect current housing needs.

9. Recommendation

DELEGATE to the Area Development Manager for approval subject to a legal agreement to secure the provision of one two bedroom dwelling and one three bedroom dwelling:

For the following reason:

The proposed development is acceptable in terms of its appearance, impact upon the amenity of the area and the benefits secured for the local community. The Council considers that as Wootton Bassett continues to expand the provision of a public building for the use of the Town Council is an important material consideration. The application proposal therefore complies with Policies C3 and BD2 of the North Wiltshire Local Plan 2011.

Appendices:	Previous committee report dated 29 April 2009
Background Documents Used in the Preparation of this Report:	1.20; 2.02; 2.10; 4.02; 4.04; 4.06; 5.01; 5.03; 6.01;

