

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	11th July 2018
<b>Application Number</b>	17/05828/FUL
<b>Site Address</b>	Former Wiltshire College, Cocklebury Road, Chippenham, Wiltshire, SN15 3QD
<b>Proposal</b>	Demolition of Existing Buildings and the Erection of a 140 Unit Extra Care Facility (of which three are duplexes) (Use Class C2) Comprising of 21,602.6 sq m (gross external) of Floorspace Over Five Storeys (four storey building with a five storey recessed), Three Units for Uses within A1/A2/A3, 97 Car Parking Spaces Split Across the Basement (85 no. spaces) and Ground Floor Level (12 no. spaces) and Associated Access and Landscaping
<b>Applicant</b>	C Squared Property Developments (Chippenham) Ltd
<b>Town/Parish Council</b>	Chippenham
<b>Electoral Division</b>	Chippenham Monkton – Cllr Murry
<b>Grid Ref</b>	392341 173794
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Lee Burman

**Reason for the application being considered by Committee**

To update members of the Committee.

**1. Purpose of Report**

To update members of the committee as to the actions of officers since the resolution at the meeting of the 21<sup>st</sup> March 2018.

**2. Report Summary**

Members will recall that the resolution of the Committee with respect to the application was as follows:-

**Resolved:**

**To delegate authority to the Head of Development Management to GRANT planning permission, subject to conditions and completion of a S106 legal agreement within three months of the date of the resolution of this Committee.**

**In the event of failure to complete, sign and seal the required section 106 agreement within the originally defined timeframe to then delegate authority to the Head of Development Management to REFUSE planning permission for the following reason:-**

**The application proposal fails to provide and secure the necessary and required services and infrastructure supporting the proposed residential development including Affordable Housing is therefore contrary to Policies CP3 and CP43 of the Wiltshire Core Strategy Adopted January 2015.**

The S106 agreement has been completed and the decision issued. However, there was a slight delay in the formal completion of the agreement meaning that it was not signed and sealed until 27<sup>th</sup> June 2018. This was one week after the 3 month deadline imposed by the resolution. The reason for the slight delay related to workload commitments and staff availability for both parties. However the substantive content of the agreement was finalised within the deadline and reflected in full the requirements detailed in the report to Committee. As such officers considered that the interests of all parties were not prejudiced in any way by this slight delay and so continued to completion of the agreement. Furthermore it was also considered that to report back to Committee to seek an extension of time was not necessary in this instance given the very slight delay involved and as to do so would have caused further delay to determination, alongside additional costs and workload for all concerned, disproportionate to the matter at hand.

**RECOMMENDATION:**

The committee note the update as to determination of the application.