

DELEGATED

**AGENDA NO. 4
PLANNING COMMITTEE**

20th August 2014

**REPORT OF CORPORATE DIRECTOR,
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

14/1396/OUT

**Land East Of Jasper Grove, Morrison Street, Stillington
Outline Application for erection of up to 54 houses with formation of access**

Expiry Date: 2 September 2014

UPDATE REPORT

Matters within the main report relating to the appropriate level of affordable housing provision and the period for signing the Section 106 agreement require clarifying and consideration.

Within the consultation responses detailed within the main report, the Head of Housing has indicated that the scheme will provide 50% affordable housing, and later advises 20%. The Council's Spatial Plans officer indicates 20%. The submission was based on a 20% provision of affordable housing which is in line with Council Policy which itself requires between 15 and 20% provision. A condition is detailed within the main report to achieve this provision.

The recommendation required signing of the S106 Agreement prior to the applications target (expiry) date or that it would be refused. The applicant's agent has indicated that due to the applicant being on holiday, the S106 will not be able to be signed prior to the application target date. As such, the applicant has agreed to an extension of time to determine the application to allow for the signing of the Section 106 Agreement. The recommendation is therefore amended as detailed below.

REVISED RECOMMENDATION

That planning application 14/1396/OUT be approved subject to the conditions and informatives detailed within the main report and subject to the applicant entering into a Section 106 Agreement before the 30th September 2014 in accordance with the Heads of Terms within the main report. Should the S106 Agreement not be signed before the 30th September 2014 then the application be refused for reasons relating to the lack of provisions to meet the requirements of the scheme relative to the provisions within the Heads of Terms.

IMPLICATIONS

As detailed within the main report.