

Committee Update - HW/FUL/20/00161 - Land North Of Aylmer House

Consultation responses:

One late third party response has been received since the publication of the committee report:

“Mitre Building which has both offices and PD residential accommodation still requires spaces in alternative parking for these uses. The carpark being built on was specific for this purpose. The applicant should allocate some of the parking in the development to these people or buy some alternative parking in the multi-storey carparks as the Market House development.

The allocation for affordable housing is inadequate in line with council policy. 49 divided by 30% = 14.7 which equates to 15 not 14 as offered by the applicant.”

Officer response:

The car park is under used and rarely reaches capacity which demonstrates that the land is not being used to its potential. Moreover, alternative parking arrangements can be found elsewhere within the town centre. Office to residential conversions do not come with an associated stipulation to provide parking.

The 14 units offered is within the parameters recognised by the Council.

Matters arising since the publication of the committee report:

Corrections concerning conditions 16 and the wording of the s106 obligation concerning affordable housing.

Recommendation:

Condition 16 shall be updated as follows:

Affordable Housing - Prior to completion or first occupation of the development hereby approved, whichever is the sooner; a scheme showing the location of the affordable housing units within the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved scheme. Those dwellings providing Affordable Housing shall be made available to occupants in accordance with the approved scheme or as otherwise agreed in writing by the Local Planning Authority.

Reason: To promote tenure mix and ensure the suitable provision of Affordable Housing

The S106 Agreement shall be updated as follows:

14 of the Dwellings shall be provided as Affordable Housing of which: 12 of the Affordable Housing Dwellings shall be provided as Affordable Housing for Rent and 2 shall be Intermediate Affordable Housing (as set out in Annex 2 of the NPPF).