

**F/YR17/0033/F**

**Applicant: Mr A Cobb  
Cobbs Construction**

**Agent : Mr G Edwards  
Swann Edwards Architecture Limited**

**Plots 1-4 Land West Of 450, March Road, Turves, Cambridgeshire**

**Erection of 4 x 2-storey 4-bed dwellings with integral garages, involving the formation of a new vehicular access**

**F/YR17/0032/F**

**Applicant: Mr A Cobb  
Cobbs Construction**

**Agent : Mr G Edwards  
Swann Edwards Architecture Limited**

**Plots 5 and 6 Land west of 450 March Road, Turves, Cambridgeshire**

**Erection of 2 No. dwellings comprising of 3-storey 5-bed with detached 2-storey garage (store over) and 2-storey 4-bed with 1-bed annexe and integral garage involving the formation of a new vehicular access**

**Reason for Committee: Original decision made by Planning Committee**

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## **1 EXECUTIVE SUMMARY**

Full planning permission was granted, subject to suitable conditions and the prior completion of a Section 106 Agreement in relation to affordable housing and highway improvements via Planning Committee on 26 April 2017.

Permission relates to the above 2 applications which has a combined total of 6 dwellings which would have required the provision of 1 affordable house and a financial contribution equivalent to the provision of 0.2 of a further affordable house.

Following the Planning Inspector's decision in the recent appeal against the refusal of outline planning permission for up to six dwellings on land south west of Syringa House, Upwell Road, Christchurch it is considered that the Council can no longer reasonably require an affordable housing contribution and therefore this report is to advise Members that it is proposed to remove the affordable housing requirement from the S106 and progress with only the requirement for highway improvement which will be secure through a revised S106 Agreement.

## **2 BACKGROUND/CONSIDERATION**

- 2.1 The purpose of this report is to allow the Planning Committee to decide if the amended recommendation to approve the 6 houses without an affordable housing contribution is supported.
- 2.2 At the 26 April 2017 Planning Committee Members overturned the Officer recommendation to refuse part of the above development relating to the 2 dwellings located to the rear of the site as they felt that the development would not be detrimental to the area and therefore resolved to grant planning permission subject to the an affordable housing contribution to comply with Policy LP5. Please see links below to previous applications:

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OHTBQ1HE01U00>

<https://www.fenland.gov.uk/publicaccess/applicationDetails.do?activeTab=documents&keyVal=OHTH5ZHE06P00>

- 2.3 However following the recent appeal decision in relation to outline planning permission for up to 6 dwellings on land south west of Syringa House, Upwell Road, Christchurch (ref F/YR16/0399/O) the Inspector concluded in relation to the lack of affordable housing provision that there was no requirement for affordable housing as government guidance outweighs the provisions of Policy LP5 and affordable housing could not therefore be sought on sites under 10 dwellings.
- 2.4 Consequently, in light of this decision and the Inspector's reasoning, it is considered that the Council can no longer reasonably require the provision of affordable housing on sites of less than 10 dwellings, as is the case in this instance.

## **3. RECOMMENDATION**

- 3.1 On the basis of the reasoning outlined above and in light of the recent appeal decision at Syringa House, it is recommended that Members resolve to approve the applications without the requirement for affordable housing and the S106 to be amended to seek highway improvements only.