

APPLICATION NO: F/YR18/0557/F

SITE LOCATION: Westhaven Nursery, Peterborough Road, Whittlesey

UPDATE

- Agent has confirmed agreement to pre-commencement condition detailed at 10.23.
- Proposal section (3.1) should read 16 'Market' dwellings and two affordable units (the two affordable units are a revision to those agreed on the previously approved reserved matters approval F/YR18/0128/M). Similarly Para 9.1 should make reference to the 2 affordable units.
- Notwithstanding the viability issues highlighted in paras 10.18 to 10.20 the agent has clarified that they will be prepared to make a contribution of £2500 per market dwelling, i.e. £40,000 to be earmarked as the District Council sees appropriate, this aligning with the education contributions that were in force at the time of the original grant of outline planning consent.
- It is noted that the S106 variation relating to the original outline approval, and subsequent reserved matters scheme, sees the S106 contributions directed towards Fenland Rail contributions, libraries and lifelong learning and pre-school education.
- The County Council have not requested any contribution towards Libraries and Life-long Learning, but have indicated that the £40,000 could be directed towards the project to expand the early year's provision at New Road primary school and officers agree that this would be appropriate.
- No requests have been made with regard to additional funding for the Fenland Rail project.

RECOMMENDATION: Grant subject to:

(i) Prior completion of a Section 106 with regard to early year's provision contribution, including a clause which obligates the developer to deliver both the earlier Reserved Matters approval F/YR18/0128/RM and the current scheme in parallel.

(ii) Conditions as advised

Or:

(iii) Refuse the application should the obligation referred to at (i) not be completed and the applicant is unwilling to agree to an extended period of determination of 4 months, or on the grounds that the applicant is unwilling to complete the obligation necessary.