

PLANNING BOARD
Thursday, 17th July, 2014

Present:- Councillor Atkin (in the Chair); Councillors Godfrey, Kaye, Middleton, Pitchley, Roddison, Russell, Sansome (as substitute for Councillor Roche), Smith, Turner, Tweed, M. Vines and Whysall.

Apologies for absence were received from Councillors Astbury and Roche.

T9. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T10. MINUTES OF THE MEETING OF THE PLANNING REGULATORY BOARD HELD ON 26TH JUNE, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 26th June, 2014, be approved as a correct record for signature by the Chairman.

T11. DEFERMENTS/SITE VISITS

There were no site visits nor deferments recommended.

T12. VISIT OF INSPECTION - DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 49 NO. DWELLINGS AT FORMER COUNCIL DEPOT WADSWORTH ROAD BRAMLEY FOR STRATA HOMES LTD (RB2014/0372)

Further to Minute No. 5 of the meeting of the Planning Board held on 26h June, 2014, before the formal meeting Members of the Board made a visit of inspection to the site of application for the erection of 48 No. dwellings at land off Wadsworth Road, Bramley for Strata Homes Ltd.

In accordance with the right to speak procedure, the following person attended the meeting and spoke about this application:-

Mr. M. Davis (representative of applicant company)

Resolved:- (1) That the Council enter into an agreement with the developer under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the following:-

(a) the provision of 10 on-site (21%) affordable housing units consisting of three 2-bedroomed dwellings, six 3-bedroomed dwellings and one 2-bedroomed bungalow, with tenure to be agreed;

(b) the contribution of a commuted sum of £10,000 towards off-site provision of affordable housing;

(c) Secondary Education contribution of £2,521 per dwelling (total £121,008); and

(d) the provision of annual (12 months) travel master passes for all dwellings commencing upon first occupation.

(2) That, consequent upon the satisfactory signing of such an agreement referred to at (1) above, the grant of planning permission for the proposed development be approved, for the reasons adopted by Members at the meeting and subject to the conditions set out in the report now submitted and to the following additional condition:-

Prior to the commencement of development, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include, but not by way of limitation, details of traffic management measures (including pedestrian accessibility) during demolition and construction work, a site compound, staff parking, measures to deal with dust and mud etc. The approved details shall be implemented on site in accordance with the approved plan.

Reason : In the interests of road safety.

T13. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

(2) That applications RB2014/0605 and RB2014/0749 be granted for the reasons adopted by Members at the meeting and subject to the relevant Conditions listed in the report now submitted.

T14. UPDATES

(1) Discussion took place on the arrangements for the Planning Board's visits of inspection of completed developments, to be held on Thursday, 21st August, 2014.

(2) Discussion took place on the provision and funding of travelmaster passes, which are sometimes made available as a consequence of agreements made under the provisions of Section 106 of the Town and Country Planning Act 1990, as part of the planning approval process.