CASE OFFICER'S REPORT

Application Reference:	PL/2023/06995
Application Type:	Approval of details reserved by a condition
Site Inspection:	
Consultation ends:	08 September 2023
Case officer:	Ruaridh O'Donoghue

Site Address:	Land East of Reed Place Rowde, No's 1-10 Haymeadow Way, Rowde, Devizes, SN10 2UL
Proposal:	Discharge of conditions 3(i) and 11 relating to PL/2021/07576
Recommendation:	Approve

This is an application to discharge conditions 3(i) and 11 relating to PL/2021/07576. That application was for the construction of 2no. 1-bed houses, 2 no. 1-bed flats, 2 no. 2-bed bungalows, 3 no. 2-bed houses and 1 no. 3-bed house with associated car parking and landscaping.

Condition 3 - Construction Method Statement

This condition requires that no development shall take place until a CMS is submitted to and approved in writing by the LPA. A CMAS has been submitted and the LHA have reviewed it. They have no comments to make in respect of the CMS and therefore, this condition can be discharged. Although it is noted that this conditions is split into two parts; 1 requiring the submission of the CMS and 2 requiring compliance with it during the build, the latter is compliance-based and therefore does not require details to be submitted and approved by the LPA.

Condition 11 - Scheme for 100% Affordable Housing (AH)

A scheme for the delivery of 100% AH has been submitted to the LPA for approval. A scheme was requested via condition rather than the normal 106 route as this is a Wiltshire Council application and we cannot enter into a legal agreement with ourselves. The AH Team have reviewed this document and after requesting some amendments are now happy that it is an acceptable scheme. As such, this condition can also be discharged.

After consideration of the information you have provided, we are pleased to agree that the following conditions are discharged.

Conditions: (2)

3 i) No development shall commence on site until a Construction Method Statement, which shall

include the following:

a) the parking of vehicles of site operatives and visitors;
b) the access route to the site of the vehciles of the site operatives and visitors;
c) loading and unloading of plant and materials;
d) storage of plant and materials used in constructing the development;
e) measures to control the emission of dust and dirt during construction;
f) measures for the protection of the natural environment.
g) hours of construction, including deliveries;

has been submitted to, and approved in writing by, the Local Planning Authority.

ii) The so-approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the so-approved Statement.

REASON
The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety, during the construction phase.

11 i)The development shall not begin until a Scheme for the provision of 100% Affordable Housing on the application site has as part of the development has been submitted to and approved in writing by the local planning authority.

ii) The Affordable Housing shall be provided in accordance with the so-approved Scheme, and shall at no time be otherwise occupied.

iii) The Scheme shall include:

a) the numbers, type, tenure, and location on the site of the Affordable Housing provision to be provided,

b) the timing of the construction of the Affordable Housing,

c) the arrangements to ensure that the Affordable Housing is affordable for both first and subsequent occupiers,

d) the arrangements for the transfer of the Affordable Housing to a Council-approved affordable housing Registered provider, or the management of the Affordable Housing (if no such Registered Provider is involved), and

iv) Occupation of the completed affordable homes shall be by nomination in line with the Council’s current Allocation Policy and Procedures.

REASON
To ensure that the development contributes towards meeting the local and ongoing requirement for affordable housing and to ensure that the affordable housing is affordable.