

FLINTSHIRE COUNTY COUNCIL

REPORT TO: **PLANNING & DEVELOPMENT CONTROL COMMITTEE**

DATE: **WEDNESDAY, 11 DECEMBER 2013**

REPORT BY: **HEAD OF PLANNING**

SUBJECT: **GENERAL MATTERS - DEMOLITION OF EXISTING VACANT PROPERTIES AND REDEVELOPMENT OF SITE FOR AFFORDABLE HOUSING (OUTLINE PLANNING PERMISSION REF: 046185) AT ASTON MEAD ESTATE, HAWARDEN.**

1.00 APPLICATION NUMBER

1.01 047780

2.00 APPLICANT

2.01 Pennaf Housing Group

3.00 SITE

3.01 Land at Aston Mead Estate
Hawarden
Deeside
Flintshire

4.00 APPLICATION VALID DATE

4.01 16.8.2010

5.00 PURPOSE OF REPORT

5.01 To seek a resolution from Members to enable the payment of the required commuted sum for recreation facilities in the area to be made by direct payment as an alternative to the developer entering into either a S.106 Agreement or offering a Unilateral Undertaking (UU).

6.00 REPORT

6.01 Members will recall that this application for Reserved Matters was considered by the Planning and Development Control Committee at

the meeting of the 2nd November 2011, where it was resolved to grant planning permission subject to conditions and the developer entering into a S.106 Agreement or UU to pay £15.393 in lieu of on-site play space provision (copy report attached).

- 6.02 Members will be aware that to date, the permission has not been issued as the developer has not been in a position to sign the required agreement due to land ownership issues requiring address. I can advise members that following lengthy discussions between the parties involved in this project, these issues are nearing resolution.
- 6.03 I am mindful that further delays to the delivery of this scheme of affordable housing upon this gateway site are likely to be encountered as a consequence of due legal process relating to the formulation of a S.106 or UU. However, Members will be familiar that it is now common practice in making recommendations to this Committee where commuted sums are sought, that the option for direct payment of the same to the Council is made. This negates the need for an agreement and enables a speedier issue of the planning permission.
- 6.04 It is suggested in this case that the resolution made by members on the 2nd November 2011 be amended in line with current practice to enable the direct payment option to be allowed.
- 6.05 This amendment will enable the payment of monies and consequently the issue of the planning permission which will, in turn allow for the speedy address of conditional matters, commencement of development and ultimately, delivery of 21No. high quality affordable homes upon this prominent site.

7.00 RECOMMENDATIONS

- 7.01 That the recommendations of Para. 2.01 of the report to the Planning and Development Control Committee, dated 2.11.2011, be amended to read;

‘That conditional planning permission be granted subject to the applicant entering into a Section 106 Agreement, Unilateral Undertaking or the direct payment of a commuted sum of £15,393 in lieu of on-site play space provision.’

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