PLANNING COMMITTEE

Late information

AGENDA PAGES	DETAILS
Pages 5 to 28	**Agenda Item 6 – Waterside Mill, Chew Valley Road, Greenfield** **Additional Representations** Three further representations have been received reiterating the previous objections in relation to inadequate access, increased traffic, residential amenity, and size of properties. Further concerns relate to: - Conflict with the Local Plan, - strain on community facilities, - village schools are at capacity with limited parking, - impact on drains and sewage systems, - inadequate information on the application, - there are no Section 106 contributions, - lack of affordable housing.
Pages 31 - 58	**Agenda item 7 - Wall Hill Mill, Wall Hill Road, Dobcross** **Additional Representation received from Site Occupier (K&M Global Limited)** Since publication of the Committee Report, a further representation has been received from the current site occupier, K&M Global Limited, expanding upon matters previously raised during the application process. The representation reiterates objections to the loss of the existing employment use and states that the business remains operational, employing approximately 25 staff, generating significant turnover and continuing to invest in the site. The occupier disputes the conclusions of the submitted and independently reviewed viability evidence and contends that insufficient weight has been afforded to the ongoing operation of the business and the economic contribution it makes locally. The representation also raises concerns regarding the assessment of the site's access constraints and the routing of the existing bridleway. It is asserted that opportunities exist to improve both access arrangements and the public right of way network, but that such improvements have not been achievable due to land ownership constraints involving one of the applicants. The occupier contends that these matters should be considered before concluding that the site is unsuitable for continued employment use. Further comments are made regarding the ownership and legal interests in the site, the site's marketing history, previous residential permissions, and investment undertaken by the occupier following planning permission FUL/347262/21. The representation also questions whether sufficient weight has been afforded to the loss of approximately 25 jobs within the overall planning balance.

	Officer Response The matters raised have been carefully reviewed. The majority of issues relating to the continued operation of the business, employment impacts, viability, marketability of the site, access constraints and sustainability of the employment use were previously raised through representations submitted during the application process and have been considered within Section 9 (Principle of Development), particularly paragraphs 9.6-9.11, and within the Planning Balance at paragraph 20.8 of the Committee Report. With regard to access and bridleway matters, Members are reminded that the Highway Engineer raises no objection to the principle of the development subject to conditions, and that any diversion of public rights of way would require a separate statutory process outside the determination of the current outline planning application. These matters are addressed within paragraphs 13.2-13.5 of the report. In relation to land ownership, legal disputes, beneficial interests and the likelihood of the development being implemented, these are not material planning considerations that can attract significant weight in the determination of the application. The planning merits of the proposal must be assessed on the basis of the application before Members. The additional information submitted does not alter the conclusions of the independently reviewed viability evidence undertaken by David Newham of CP Viability Ltd, which concluded that the refurbishment or redevelopment of the site for modern employment purposes would not be viable in the longer term. This evidence remains a significant material consideration in assessing compliance with Policy 14. Having regard to the above, officers consider that the additional representation raises no new material planning considerations that would warrant amendment to the recommendation or planning balance set out within the Committee Report. **Recommendation (Section 2, Paragraph 21. – 2.2)** The recommendation remains unchanged. Officers continue to recommend that planning permission be approved, subject to the completion of a Section 106 Agreement securing policy-compliant affordable housing and open space provision and the conditions set out within the Committee Report. **Additional Information Received from Applicant's Agent** Following publication of the Committee Report, further correspondence has been received from the applicant's agent regarding the delivery of affordable housing, open space contributions and highway matters. *Developer contributions (Section 10)* The agent confirms that the applicant is willing, in principle, to enter into a Section 106 Agreement to secure planning obligations associated with the development. It is stated that the detailed provisions of the Agreement would be informed through the Reserved Matters process.

	Affordable Housing (paragraph 10.1 – 10.5) In respect of affordable housing, the applicant confirms that policy-compliant provision would be delivered, with the precise quantum, tenure mix and delivery mechanism to be established at Reserved Matters stage once the final housing mix and layout have been determined. This accords with the approach set out within paragraphs 10.1-10.5 of the Committee Report. *Open Space (paragraph 10.6 – 10.10)* Regarding open space provision, the applicant confirms a willingness to secure policy-compliant open space requirements through the Section 106 Agreement. The applicant advises that opportunities for the provision of Public Open Space (POS) within the development will be considered through the Reserved Matters submission and, where appropriate, this may be supplemented or replaced by a financial contribution towards the enhancement of existing open space provision within the area. *Access and Highways (Section 13, paragraph 13.1-13.7)* The agent also notes that the proposed site access arrangements are based on those previously approved under planning application PA/338454/16 and states that the proposed access strategy, internal layout principles and anticipated traffic movements are broadly comparable to the earlier approved scheme. The applicant further confirms that more detailed traffic and highway information will be submitted alongside any future Reserved Matters application in accordance with the requirements of the Local Highway Authority and the recommended planning conditions. **Officer Response** The additional information received is welcomed and provides confirmation that the applicant is prepared to enter into a Section 106 Agreement to secure affordable housing and open space obligations. This addresses the outstanding matters identified within paragraphs 10.4 and 10.9 of the Committee Report. The applicant's position is considered acceptable given the outline nature of the application, where only access and scale are submitted for approval and detailed matters of layout, housing mix and design remain reserved for future consideration. The quantum and form of affordable housing provision, together with the mechanism for securing policy-compliant open space provision, can therefore be appropriately secured through the Section 106 Agreement and considered in greater detail at Reserved Matters stage. The comments regarding highways do not alter the conclusions of the Council's Highway Engineer, who raises no objection to the development subject to the imposition of appropriate planning conditions.

	Update to Recommendation (Section 2, Paragraph 21. – 2.2) Officers can confirm that the applicant has agreed in principle to enter into a Section 106 Agreement securing: • Policy-compliant affordable housing provision; and • Policy-compliant open space provision. Accordingly, the recommendation remains unchanged and officers continue to recommend that planning permission be approved subject to the completion of a Section 106 Agreement and the conditions set out within the Committee Report.