

PARISH Pinxton

APPLICATION Residential development of up to 65 dwellings with public open space and a cycle/pedestrian link to Storth Lane including access
LOCATION Land to The Rear Of 17 To 95 Alfreton Road, Pinxton
APPLICANT Hardwick Nominees Ltd
APPLICATION NO. 17/00396/OUT **FILE NO.** PP-06269155
CASE OFFICER Mr Peter Sawdon
DATE RECEIVED 3rd August 2017

DELEGATED APPLICATION REFERRED TO COMMITTEE BY: Councillor Mary Dooley
REASON: Concerns regarding highway safety and environmental impacts from additional traffic on already congested roads that carry large numbers of lorries.

BACKGROUND

Planning Committee resolved to grant planning permission for this development at its meeting on the 21st November 2018.

The resolution was that the application be deferred and delegated to Planning Manager in consultation with Chairman and Vice-Chairman of Planning Committee subject to:

- A. Completion of S106 Planning Obligation to cover the heads of terms listed below;
 - 10% affordable housing;
 - Education (£79,793.07 for 7 junior places at Kirkstead Junior School);
 - Public art £10,000; and
 - Off-site leisure (£51,025 [65 dwellings x £785 per dwelling]).

- B. Conditions deemed necessary (as listed in the draft minutes of that meeting at pages 5 – 11 of the main agenda).

The legal agreement is not yet complete and the decision on this matter is not yet issued.

ADDITIONAL CONSULTEE RESPONSE

Since the resolution was made a late representation has been received from the NHS Hardwick Clinical Commissioning Group (CCG).

This letter states that the GP practice at Pinxton does not have any spare capacity to manage increased patient demand at their current location. Space restrictions mean that the practice cannot provide the number of appointments to meet current demand. The contribution is sought towards the development of an extension to the existing GP surgery to provide additional patient space to meet the demands of the patients that will arise from this development. It is stated that the amount requested is proportionate to the scale of the housing development proposed.

The CCG has advised that the indicative size of the premises requirements has been calculated based on current typical sizes of new surgery projects factoring in a range of list

sizes recognising economies of scale in larger practices. The cost per sq m has been identified by a quantity surveyor experienced in health care projects.

This is the cost of providing additional accommodation for 163 patients (based on 2.5 patients per dwelling):

(B) Additional patients to be accommodated	x	(D) Standard area m ² /person Based on total list size of approx. 0.08 m ²	x	(E) Cost of extension including fees £/m ² £ 1,902	=	Total cost (B) x (D) x (E) £24,802
163						

CONSIDERATIONS

The applicant has agreed to the requested contribution.

The information provided by the CCG provides sufficient information to demonstrate that the contribution is needed as a result of the development, given the need to provide expanded facilities to deal with the increase in patients that will result from the proposal.

This also shows that the sum directly relates to that impact. However, given that the sum is based on 65 dwellings, as this is an outline planning application the final number of dwellings may change and as such the sum should be expressed as a per dwelling contribution (£381.57 per dwelling).

In view of the above it is considered that the additional contribution is necessary, directly related, and fairly and reasonably related in scale and kind to the development in line with the requirements of the National Planning Policy Framework (NPPF).

RECOMMENDATION:

Defer decision and delegate approval to Planning Manager in consultation with Chairman and Vice-Chairman of Planning Committee subject to:

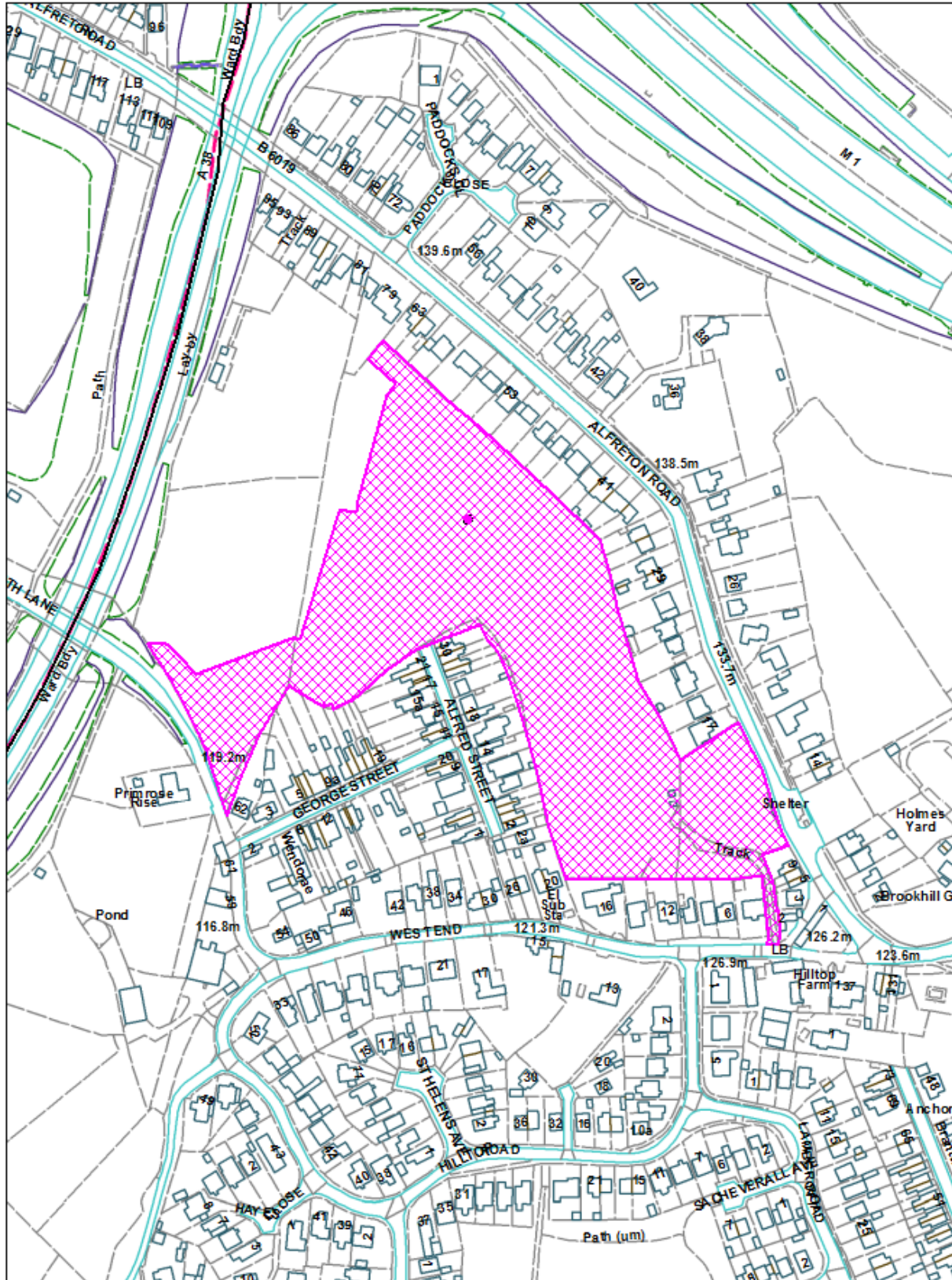
A. Completion of S106 Planning Obligation to cover the amended heads of terms listed below;

B. Conditions deemed necessary including those set out in draft form in the draft minutes of the Planning Committee meeting at pages 5 – 11 of the main agenda for this meeting, to be formulated in full by the Planning Manager

A. S106 Heads of Terms:

- 10% affordable housing;
- Public art £10,000; and
- Off-site leisure £51,025 [65 dwellings x £785 per dwelling].
- Health contributions of £381.57 per dwelling.

Not Set



© Crown copyright and database rights 2018, Ordnance Survey 10001 9326.
Use of this data is subject to terms and conditions. You are not permitted to copy, sub-license, distribute or allow any of this data to third parties in any form.