

**Planning Review Committee**

**22 December 2011**

**Application Number:** 11/02446/FUL

**Decision Due by:** 21st November 2011

**Proposal:** Demolition of rearmost building. Erection of 5 storey building consisting of 9 x 2-bed flats with cycle parking, bin stores and landscaping.

**Site Address:** Cantay House 36 - 39 Park End Street.

**Ward:** Carfax Ward

**Agent:** John Philips Planning  
Consultancy

**Applicant:** Cantay Investments Ltd

1. This application was determined at the meeting of West Area Committee on 8 December 2011 when Members resolved on a vote of 6 – 2 to approve the application in accordance with the officer recommendation and subject to the conditions set out in the attached report.
2. A 12 member motion to call in the application to Planning Review Committee was received on 9 December 2011 on grounds that the proposal is for a development of 9 x 2 bedroom flats which is one flat short of triggering a social housing requirement; that the site is capable of providing 10 flats and that the developers have under developed the site in order to avoid making a contribution to social housing contrary to policy CP6 of the Affordable Housing SPD.
3. Paragraphs 18 – 21 of the attached report sets out the main issues relating to the provision of affordable housing and the applicant's reasons for not seeking permission for 10+ units which would trigger the need to include a percentage of affordable homes. Officers remain of the view that the site is physically constrained and that increasing the number of units would either unacceptably increase the size and bulk of the proposed building to the detriment of the visual amenity of the area and the outlook of neighbouring occupiers or compromise the quality and residential amenity of the accommodation proposed. Whilst it may be possible to accommodate more than 9 units within the same amount of floorspace, this would compromise the quality of the accommodation and its residential amenities. Officers consider the application to be acceptable as submitted.
4. Planning Review Committee is recommended to support the proposal in principle but defer the application in order to draw up an accompanying legal

agreement and delegate to officers the issuing of the notice of planning permission subject to conditions.

**Background Papers:**

11/02181/FUL

11/02446/FUL

**Contact Officer:** Angela Fettiplace

**Extension:** 2445

**Date:** 24th November 2011