

1.4 To that end two conditions were added to the officers' recommended suite of conditions:

"19. A revised viability assessment shall be submitted with the reserved matters application."

"20. No tree removal shall take place on the site until a reserved matters application has been approved unless otherwise agreed in writing by the Local Planning Authority."

1.5 Further to the Committee resolution, work has been progressing on the drafting of the S106 Agreement in respect of the proposals, and this work has included clarifying the viability assessment process. The S106 negotiations are at an advanced stage, and it is anticipated that they will be concluded within the near future.

1.6 As part of this process, however, officers have identified that the additional conditions requiring the revised viability assessment and preventing tree removal have been applied to the full part of the planning application in error; when instead they should have been applied to the outline part (which will see the reserved matters submission in due course).

1.7 The Committee are therefore requested to agree a revision to the previously agreed suite of conditions in order to remove the viability assessment and tree protection conditions from the full part of the application and impose them on the outline part of the application instead. Officers have also taken the opportunity to refresh the policy and legislation references in the conditions to bring them up to date.

1.8 For clarity, the suite of conditions proposed to be imposed on the full and outline permissions respectively is as set out in Appendices A and B attached to this report.

2 RECOMMENDATION:

That, in respect of Application APP/17/00863, the Head of Planning be authorised to:

(i) Grant Full Planning Permission for only the following part of the above proposal as described:

Full planning permission for change of use, alterations to and extension of existing buildings to 20no. residential units, (13no. units in the main house and 7no. units in the other listed buildings) with associated landscaping, parking and amenity space.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning Application APP/17/00863; and

(b) Planning conditions as set out in Appendix A to this report;

(ii) Grant Outline Planning Permission with respect to the following part of the above proposal as described:

Outline application (All matters reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works.

Subject to the following:

(a) The completion of a legal agreement under Section 106 of the Town and Country Planning Act 1990 and other relevant legislation (subject to such changes as the Head of Planning and the Solicitor to the Council may determine), to secure the matters set out in the officer report accompanying Planning Application APP/17/00863; and

(b) Planning conditions as set out in Appendix B to this report.

Appendices:

- (A) List of conditions to be imposed on full planning permission
- (B) List of conditions to be imposed on outline planning permission