

Appendix 1

RESOLUTION OF MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD 23rd APRIL 2008

RESOLVED

1) That in respect of planning application 7/49/2426/06 outline planning permission be conditionally approved, subject to;

i) Resolution of the following outstanding issues:-

- Confirmation of Housing Corporation's position on providing Grant to supplement Red Tree's 36.5% offer;
- Deletion of any reference to caps in the overall levels of affordable housing or on social rented and shared equity housing, so that a 45% minimum level is achieved with HC grant;
- The phasing of the Main Street, so that it is available from the first occupation;
- The commencement of the subsidised HQPT service;
- Developer contribution to the Major Scheme Bid;
- Developer contribution to the operational costs of the HQPT;
- Contribution to busing of pupils to secondary school to be clarified;
- Contribution to NCN2;
- Scale of contribution to staffing of Community Trust to be finalised;
- Resolution of the precise requirements for the Youth Centre;
- Resolution of means and costs of collection, display and recording of archaeological artefacts;
- Scale of contribution to offsite strategic tree planting;
- Scale of contribution to SAC and SPA Management;
- Omission of requirement for contribution to planning officer support to be reduced by planning fees;
- The monitoring of performance against sustainability targets to be appraised by BRE review;
- Scale of contribution to costs falling on Brixton Parish Council to be agreed;
- Scale of costs involved with monitoring of S.106 Agreement to be resolved;
- Number and extent of Review Stages;
- Agreement to relinquishing the quarrying rights at Sherford quarry;
- Resolution of satisfactory noise standards to secure a reasonable level of residential amenity;
- Provision of Extra Care Housing;
- Provision of land and contribution to a Civic Amenity and Recycling Centre to serve Sherford.

ii) Completion of a joint Section 106 Agreement covering the Heads of Terms as set out in appendix 2 (of the presented report and as amended in the addendum) and supplemented by the outcome of negotiations on the above issues;

iii) Satisfactory resolution of necessary planning conditions, based on the conditions outlined in appendix 3 (of the presented report and as amended in the addendum) but amended and added to as required to comply with planning policy;

iv) The receipt of satisfactorily amended plans of the main street;

v) The receipt of an acceptable assurance about the diversion and/or under grounding of the major overhead electricity power lines;

vi) The lifting of the current Direction imposed by the Highway Agency;

2) That authority be delegated to the Head of Planning and Building Control to issue the consent, subject to the completion of a satisfactory planning agreement, the imposition of appropriate planning conditions, and the resolution of all outstanding information, following consultation with the Chairman and Vice Chairman of the Development Control Committee and the local Ward Member who was present at the meeting of 23 April 2008.