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Date: 24 May, 2016
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Dear Councillor

PLANNING (URGENT REFERRALS) COMMITTEE - WEDNESDAY 25 MAY, 2016

I refer to the agenda for the above meeting and now enclose the following report which was unavailable when the agenda was printed.

Agenda No.	Item
5.	Late Representations (Pages 3 - 4) Report of the Head of Planning Services

Yours faithfully,

A handwritten signature in black ink, appearing to read "Olaf Hansen", is written over a light grey rectangular background.

Olaf Hansen

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Planning Urgent Referrals Committee – 25 May 2016 Late Representations

As outlined in the committee report, the original Planning Consent was subject to a Section 106 Agreement that provided for 23 affordable dwellings (15%) of which 12 were to be social rented units and 11 supported housing units.

The original S106BA proposal sought to remove all affordable housing provision in order to move the scheme closer to deliverability. However, following further discussion and negotiations between the applicant, Council officers and the Council's economic viability consultants, Keppie Massie, the applicant subsequently agreed a position with the Council that the requirement for the social rented units is replaced with units for affordable rent.

Since the setting of the agenda, the applicant has now requested that consideration be given to enable all of the affordable units to be provided as affordable rent, i.e. replace the supported housing units with affordable rented units in addition to replacing the social rented units to affordable rented units.

Keppie Massie have been consulted on this late amendment and have confirmed that this would not affect the conclusions regarding the viability and marketability of this development which are outlined in the main report.

The original supported housing units were required by the Council's Social Services Department for clients but given the considerable delay this need has now been accommodated elsewhere.

It is therefore recommended that the amendment to allow the full 15% of affordable units to be for affordable rent be supported.

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