

16/01646/FULM Conversion and Extension of the Clock Tower Bishopthorpe Road to Provide 22 Apartments.

Committee Update:-

Since the Committee Report was prepared a response has been received from Housing Strategy and Development in respect of the provision of affordable housing. This indicates that on the basis of the Vacant Building Credit Formula based upon the relative proportion of new build to existing that a financial contribution would be required.

At the same time, in respect of paragraph 4.15 of the Report Education Services have re-considered their requested requirement for a financial contribution of £36,000 in respect of improvements to dining facilities at Scarcroft Primary School. It is acknowledged that the proposal on the basis of the numbers of one and two bedroom apartments does not fulfil the requirements for seeking such contributions and a payment is no longer required.

Re-considering paragraph 4.14 of the Report it is felt that the methodology and formula adopted by Housing Services is the correct one and the interpretation of the relevant threshold is the correct one in respect of establishing a requirement for affordable housing and any associated commuted payment required, within the context of the Vacant Building Credit regulations. The requested payment is therefore felt to be reasonable in the circumstances. It is therefore recommended that the **recommendation** be amended to seek delegated authority to approve the proposal subject to the conclusion of a Section 106 Agreement covering sustainable transport measures and the relevant commuted sum contribution towards the provision of affordable housing following further discussion with the applicant in terms of viability of the scheme and compliance with Regulation 123 of the 2014 CIL Regulations.