

COUNCILLORS' INFORMATION BULLETIN

Tuesday, 3 May 2022

Bulletin No: IB/1129

INFORMATION ITEM	Pages
<p>1 Delegated Planning Decisions</p> <p>Delegated planning decisions for the week beginning 25 April 2022 are attached. Contact for enquiries: Jean McPherson, Group Manager (Development Management) on jean.mcperson@crawley.gov.uk.</p>	3 - 4
<p>2 Action Taken Under Delegated Authority (Significant Operational Decision): Acquisition of Six 2-Bed Flats at Forge Wood (2B) for Social Rent</p> <p>The Council is constantly seeking opportunities to secure affordable housing, and particularly for rental accommodation, and this opportunity is to acquire an apartment block of 6 flats at Forge Wood 2B, which were intended to be Discounted Market Sale (DMS), but an acceptable discount has been negotiated with Taylor Wimpey for Crawley Homes to purchase these apartments for the purpose of Rental Tenure.</p> <p>As DMS units they were to be sold to buyers with a Crawley Connection at 20% discount which is then retained by the Council as unsold equity. This particular offer is almost identical to the government's Help-to-Buy (HtB) scheme, and buyers of these DMS units would have an equal opportunity to buy HtB units that are available in the market. So while this acquisition will not necessarily increase the number of affordable units, it will 'flip' tenures to better address local housing needs for rental accommodation, and will enhance Crawley Homes' housing stock.</p> <p>This apartment block consists of 6 x 2beds that are due for completion by end-June, presenting a quick-win, with allocations from the Council's Housing Register ultimately reducing pressures on temporary accommodation further down the housing chain.</p> <p>Crawley Homes has an approved budget for the purchase of properties in consultation with the Cabinet Member for Housing and the Leader of the Council, which will be used to acquire these properties, representing good value for money.</p>	



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Therefore, on 26 April 2022 the Head of Crawley Homes and the Head of Corporate Finance agreed that the Council acquire the six 2-bed flats at Forge Wood (2B) for social rent. This decision was taken in consultation with the Cabinet Member for Housing and the Leader of the Council in accordance with the Financial Approval Levels set out in the Council's Constitution.

3 **Action Taken Under Delegated Authority (Significant Operational Decision): Acquisition of fifteen (6 x 1-bed and 9 x 2-bed) Flats at Forge Wood (2B) for Social Rent**

The Council is constantly seeking opportunities to secure affordable housing, and particularly for rental accommodation, and this opportunity is to acquire an apartment block of 15 flats at Forge Wood 2B, which were intended to be Discounted Market Sale (DMS), but an acceptable discount has been negotiated with Taylor Wimpey for Crawley Homes to purchase these apartments for the purpose of social rent tenure.

As DMS units they were to be sold to buyers with a Crawley Connection at 20% discount which is then retained by the Council as unsold equity. This particular offer is almost identical to the government's Help-to-Buy (HtB) scheme, and buyers of these DMS units would have an equal opportunity to buy HtB units that are available in the market. So while this acquisition will not necessarily increase the number of affordable units, it will 'flip' tenures to better address local housing needs for rental accommodation, and will enhance Crawley Homes' housing stock.

This apartment block consists of 6 x 1-beds and 9 x 2-beds that are due for completion by end-June, presenting a quick-win, with allocations from the Council's Housing Register ultimately reducing pressures on temporary accommodation further down the housing chain.

Crawley Homes has an approved budget for the purchase of properties in consultation with the Cabinet Member for Housing and the Leader of the Council, which will be used to acquire these properties, representing good value for money.

Therefore, on 26 April 2022 the Head of Crawley Homes and the Head of Corporate Finance agreed that the Council acquire the fifteen (6 x 1-bed and 9 x 2-bed) Flats at Forge Wood (2B) for Social Rent. This decision was taken in consultation with the Cabinet Member for Housing and the Leader of the Council in accordance with the Financial Approval Levels set out in the Council's Constitution.

4 **Press Releases**

Press releases are available at www.crawley.gov.uk/news

CRAWLEY BOROUGH COUNCIL

DELEGATED PLANNING DECISIONS

The following decisions were issued, subject to conditions, under delegated powers for the period 25/04/2022 and 29/04/2022

Application Number	Location	Proposal	Date of Decision	Decision
CR/2021/0157/FUL	13 VICTORIA MEWS, WEST GREEN, CRAWLEY	Proposed garage conversion to habitable space and change of use from amenity land to residential curtilage	28 April 2022	PERMIT
CR/2021/0711/FUL	BEAMS END, OLD BRIGHTON ROAD (NORTH), BROADFIELD, CRAWLEY	Loft conversion with two dormer windows to rear and single storey rear extension	27 April 2022	PERMIT
CR/2021/0724/TPO	HIGHWOOD PARK, BROADFIELD, CRAWLEY,	T1 Oak - thin crown by 20% (amended description)	29 April 2022	CONSENT
CR/2021/0815/TPO	2 WALTON HEATH, POUND HILL, CRAWLEY	T1 Scots Pine - carry out root pruning, as required, at periphery of root protection area (RPA) in accordance with associated arboricultural report for replacement of existing driveway surface and extension with new hard surfacing to the south (amended description)	26 April 2022	CONSENT
CR/2021/0881/HPA	36 BECKETT LANE, LANGLEY GREEN, CRAWLEY	Prior notification for the erection of a rear extension that would project 4.50m from the rear elevation and have a maximum height of 3m and an eaves height of 2.80m	29 April 2022	PRIOR APPROVAL NOT REQUIRED
CR/2022/0068/HPA	1 TURNER WALK, TILGATE, CRAWLEY	Prior notification for demolition of conservatory and erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m and have a maximum height of 3.58m and an eaves height of 2.80m	28 April 2022	PRIOR APPROVAL REFUSED
CR/2022/0136/192	3 KINGSCOTE HILL, GOSSOPS GREEN, CRAWLEY	Certificate of lawfulness for proposed single storey flat roof side extension	27 April 2022	REFUSE

Application Number	Location	Proposal	Date of Decision	Decision
CR/2022/0168/192	115 ROTHER CRESCENT, GOSSOPS GREEN, CRAWLEY	Certificate of lawfulness for proposed loft conversion and dormer roof extension	29 April 2022	PERMIT
CR/2022/0174/TCA	PRIVATE ACCESS TRACK OFF RECTORY LANE, IFIELD, CRAWLEY	T1 Ash - pollard to 10 metres in height	29 April 2022	NO OBJECTION
CR/2022/0201/HPA	24 COBBLES CRESCENT, NORTHGATE, CRAWLEY	Prior notification for demolition of existing conservatory and erection of a single storey rear extension, which would extend beyond the rear wall of the original house by 4m and have a maximum height of 3.60m and an eaves height of 2.40m	29 April 2022	PRIOR APPROVAL NOT REQUIRED
CR/2022/0236/CON	LAND ADJ TO THE SEASONS, IFIELD ROAD, CHARLWOOD, SURREY	Consultation from Mole Valley District Council for the erection of a 1.5 storey traditional cottage style dwelling (MO/2022/0632/PLA)	28 April 2022	NO OBJECTION