



MEMBERS' UPDATE

DIRECTOR OF STRATEGY AND
RESOURCES
Paul Dodson

19 June 2024

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 19 JUNE 2024

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

6. **23/01242/FUL - Land adjacent Eagle Lodge, Plains Road, Little Totham, Essex**(Pages 3 - 4)
7. **24/00099/FUL - Great Canney Court, Hackmans Lane, Cold Norton, Essex**(Pages 5 - 6)
8. **24/00125/FUL - Land on South side of Maldon Road, Woodham Mortimer, Essex**(Pages 7 - 8)

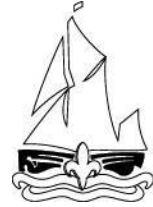
Yours faithfully

Director of Strategy and Resources



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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
19th June 2024**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	23/01242/FUL
Location	Land adjacent Eagle Lodge, Plains Road, Little Totham, Essex
Proposal	Construction of a single dwelling alongside associated development including detached cartlodge.
Applicant	C/O agent
Agent	Mr Lewis Halliday
Target Decision Date	05.04.2024
Case Officer	Juliet Kirkcaldy
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Member Call In – Councillor R H Siddall, citing Policies D1 & S8

5. Main Considerations

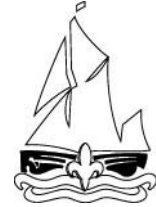
5.6 Flood Risk and Drainage

On Monday (17th June) the applicants submitted an updated Flood Risk Assessment providing further information in relation to the structural integrity of the proposed dwelling and an evacuation plan (part 9 of the FRA). This is in response to the concerns raised in the Officer report (5.6.7 to 5.6.9).

Given the lateness of this submission, Officers have been unable to consult with the Emergency Planner on the submitted evacuation plan and the Environment Agency (statutory consultee) on the detailed provided on the structural resilience of the proposed dwelling. Therefore, the revised Flood Risk Assessment has not been accepted.

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**CIRCULATED
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MEETING**



REPORT of ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION

to
NORTH WEST PLANNING COMMITTEE
19th June 2024

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	24/00099/FUL
Location	Great Canney Court, Hackmans Lane, Cold Norton, Essex
Proposal	Addition of new building containing four affordable flats to existing building containing flats and associated works.
Applicant	Mr Mike Otter – GPO Designs Ltd
Agent	N/A
Target Decision Date	21.05.2024
Case Officer	Juliet Kirkcaldy
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Member Call In – Councillor S White regarding Policies S1 & D1.

5. Main Considerations

5.1 Principle of Development

Affordable Housing

On Sunday (16th June) the agent submitted an email stating that, *'the applicant has advised me that as an alternative to offering 100% of the proposed dwellings for sale at discounted market rate he would like to offer 100% of the proposed new flats for affordable rent in perpetuity (to be offered with a minimum rent discount of 20% below the local private market rent, with an arrangement that the flats are offered for rent to people with local connections first). The arrangements would (as previously proposed) be secured with a suitable section 106 agreement to ensure that they are agreed and maintained in perpetuity. It would be acceptable for the properties to all be discounted market rent instead of the discounted market rate currently proposed OR for them to be a mix depending on the Council's preference. I have engaged with the Parish Council (copy of correspondence attached) and also with the RCCE to try to understand what type of affordable housing is required in Cold Norton but I do not yet have a definitive answer. The applicant has also offered to contribute to the fixed costs of obtaining an updated housing needs survey as I understand that the existing survey is almost out of date though this would not help the current application.'*

In response to this email, the Strategic Housing Services Officer has commented that,

As previously advised, the Applicant would need to follow the process of the Rural Exception Policy H5 as identified in the Local Development Plan 2014 – 2029. Whilst the Applicant has now engaged with both the Parish Council and The Rural Community Council of Essex to identify the size/need of Affordable housing, this information is yet to be provided/submitted. This information will be required to consider the Applicant's request that the Affordable units are allocated to local people of the Parish/people with a local connection to the Parish. Without this information any Affordable Rented units would be provided to meet the housing needs of the district.

Therefore, given that the evidence to demonstrate the need for the affordable dwellings has not been provided and no draft legal agreement has been submitted for consideration the reason for refusal (reason 3) has not been addressed.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 55 – 57)

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Ecology	Holding objection. Insufficient ecological information provided for determination of this application. The applicants subsequent submitted an Ecology report. The Ecology Consultant has been reconsulted and maintains a holding objection as the Preliminary Ecological Assessment (ACJ Ecology, December 2023) explains that Great Crested Newts and reptiles 'need further consideration or survey'. However, no further consideration or recommendations have been stated in the report. As a result, the LPA does not have certainty on the likely impacts to these European Protected and Protected Species.	Noted and discussed at Paragraph 5.6 of this report.

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
19 JUNE 2024**

MEMBERS' UPDATE

AGENDA ITEM NO 8- Pages 59 to 78.

Application Number	24/00125/FUL
Location	Land On South Side of Maldon Road, Woodham Mortimer, Essex
Proposal	Demolish existing buildings, redevelop site and siting of two additional mobile homes with associated facilities for Gypsy and Traveller use.
Applicant	Ms M Delaney
Agent	Stuart Carruthers
Target Decision Date	19 th June 2024 (Agreed Extension of Time)
Case Officer	Michael Johnson
Parish	WOODHAM MORTIMER
Reason for Referral to the Committee / Council	Strategic site within the strategic submitted Local Development Plan

The planning application has been withdrawn by the agent and therefore will not be discussed at this meeting.

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