

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

12 May 2017

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 15 MAY 2017

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.

5. **OUTMAL1700028 - Land to the South East of Tiptree Road, Wickham Bishops, Essex** (Pages 3 - 4)
6. **HOUSEMAL1700161 - Paddock House, Maldon Road, Langford** (Pages 5 - 6)
7. **FULMAL1700165 - The Rowans, Tudwick Road, Tiptree (Tolleshunt D'Arcy)** (Pages 7 - 8)
8. **OUTMAL1700171 - Land Adjacent to The Poplars, Plains Road, Little Totham** (Pages 9 - 10)
12. **FULMAL1700233 - 13 Barnhall Road, Tolleshunt Knights** (Pages 11 - 12)
13. **HOUSEMAL1700342 - Old Times Cottage, Mill Lane, Tolleshunt Major** (Pages 13 - 14)
15. **Other Area Planning and related Matters** (Pages 15 - 16)

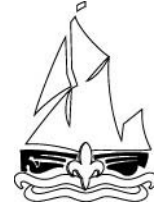
Yours faithfully

A handwritten signature in black ink, appearing to read 'F. R. Marshall', enclosed within a hand-drawn oval.

Chief Executive

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
15 MAY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	OUT/MAL/17/00028
Location	Land to the South East of Tiptree Road, Wickham Bishops, Essex
Proposal	Erection up to 15 dwellings
Applicant	Mr A Collier
Agent	Phillip McIntosh – Melville Dunbar Associates
Target Decision Date	14 April 2017
Case Officer	Terry Hardwick, TEL: 01621 875860
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In Departure from the Local Plan Major Development

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Housing Department

Since the publication of the agenda, the Applicant had continued to liaise with the Council's Housing Department regarding to the housing mix and the provision of affordable housing proposed on this site. The Housing Department is now satisfied with the discussion with the proposal being:-

- 2 x 1 bed 2 person bungalows (general needs)
- 2 x 2 bed 4 person bungalows (general needs)
- 2 x 2 bed 4 person bungalows (sheltered)

As this issue has now been addressed, it is advised that Reason for Refusal 2 should be deleted from the officer report as it no longer stands.

Additional Supporting Information from the Agent dated 10 May 2017 to address the following points contained within the officer report.

Paragraph 5.1.10

The proposal would benefit from footpath links proposed as part of Snows Corner and also access to Handleys Lane. Therefore, the Applicant fails to see how this site would be considered unsustainable

Paragraph 5.2.4

The housing mix and the provision of affordable have now been addressed. The second Reasons for Refusal no longer stands.

Paragraph 5.3.3

It is not considered development of this site would be a 'bolt-on' to the village.

The site is clearly a low density proposal with generous open space and therefore, acknowledges the edge of village and semi-rural location. There are two pedestrian links proposed from the site to Handleys Lane and a further footpath proposed within Tiptree Road, as well as internal footpaths. Pedestrian permeability in therefore, well defined within the site and proposes clear and legible links with the existing and approved footpath network.

Paragraph 5.5.4

The amended to the footpath at Snows Corner was a result from discussions with the Tree Office to reduce the impact on a number of street trees. The extent of footpath to the north along Tiptree Road was not affected by this alteration and it is the intention of this development to link with this part of the footpath. The reference to the 'poor connectivity' to the village is therefore overstated and inaccurate.

Paragraph 5.6.3

The site layout has had considerable regard to the trees which surround the site and therefore, this statement is considered misleading. There will be minimal impact upon existing trees as a result of the development and it is noted that the report, notwithstanding the overall recommendation, advises on suitable conditions in relation to this matter.

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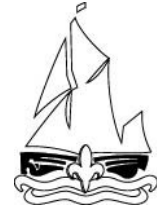
AGENDA ITEM NO. 6

Application Number	HOUSE/MAL/17/00161
Location	Paddock House, Maldon Road, Langford
Proposal	Installation of 3 No. Velux windows and dormer to rear elevation. Erection of 1.8m high close boarded fence to east elevation.
Applicant	Mr S Lucy
Agent	John Finch Partnership
Target Decision Date	19 May 2017
Case Officer	Devan Lawson TEL: 01621 875845
Parish	LANGFORD
Reason for Referral to the Committee / Council	Parish Trigger

Supporting Information

An email from the applicant has been received outlining the contents of an email sent to Members. The email to Members provides further information and photographs in support of the application; explaining that the applicant has previously received correspondence from officers stating that in principal they would have no objection to the erection of the fence. Furthermore, the email notes that officers have recommended approval of the application. The applicant does not agree with the Parish Council's reason for refusal as they do not believe the application would detract from the character of the conservation area. Photographs were attached to the email.

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AGENDA ITEM NO. 7

Application Number	FUL/MAL/17/00165
Location	The Rowans, Tudwick Road, Tiptree (Tolleshunt D'Arcy)
Proposal	Replacement three bed bungalow
Applicant	Mr. & Mrs. R Vallis
Agent	Mr. Peter Le Grys – Stanfords
Target Decision Date	04 May 2017
Case Officer	Hilary Baldwin, TEL: 01621 875730
Parish	TOLLESHUNT D'ARCY
Reason for Referral to the Committee / Council	Member Call In

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Tree Officer	No Objection, subject to conditions retention of front boundary hedge and tree protection during development.	The comments of the Tree Officer are noted.

Officer Assessment

In view of the Tree Officers Consultation Response, it is considered appropriate to append a further condition for the retention and protection of the front boundary hedgerow and trees within the site.

8. ADDITIONAL CONDITION

11 No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree and hedgerow retention and protection as follows:

- Tree survey detailing works required;
- Trees and hedgerow to be retained;
- Tree and hedgerow retention protection plan;
- Tree and hedgerow constraints plan;
- Arboricultural implication assessment;
- Arboricultural method statement (including drainage service runs and construction of hard surfaces).

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the local planning authority. The tree protection measures shall be carried out in accordance with the approved detail.

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15 MAY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

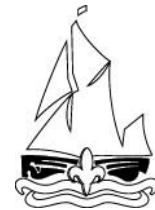
Application Number	OUT/MAL/17/00171
Location	Land Adjacent to The Poplars Plains Road Little Totham
Proposal	Erection of Detached Dwelling in lieu of authorised Scrap Yard and Licensed Scrap Metal Business
Applicant	Mr & Mrs Wakeling
Agent	Stanfords
Target Decision Date	12 April 2017
Case Officer	Terry Hardwick, TEL: 01621 876220
Parish	LITTLE TOTHAM
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005

7.4 Representations received from Interested Parties

- A letter has been received **supporting** the application:
 - Robert King, Krallis Tan, Sheepcoates Lane, Gt Totham, Essex

Supporting Comment	Officer Response
The impact of one additional house in this road would be minimal. Also, the principle of children being able to care for their parents in later life of great importance in our society.	Noted

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MEMBERS UPDATE

AGENDAY ITEM NO.12

Application Number	FUL/MAL/17/00233
Location	13 Barnhall Road, Tolleshunt Knights
Proposal	Demolition of existing bungalow, garage & outbuildings and erection of two 4 bedroom detached dwellings complete with detached double garages.
Applicant	Mr. C Pullum
Agent	Mark Perkins - Mark Perkins Partnership
Target Decision Date	08 May 2017
Case Officer	Hilary Baldwin, TEL: 01621
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Member Call In

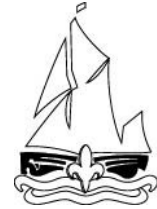
7.4 Representations received from Interested Parties (*summarised*)

7.4.2 Letters were received supporting the application from the following and the reasons are summarized as set out in the table below:

- Mr. W Castle, 11 Barnhall Road, Tolleshunt Knights, Maldon, CM9 8HA
- Ms. C Newman, 19 Barnhall Road, Tolleshunt Knights, Maldon, CM9 8HA

Supporting Comment	Officer Response
Distinct improvement to area from derelict building There is no character or “style” Would meet government directive and needs for 2 families Always objections for loss of light but two high end houses are an improvement over current dereliction New properties in keeping with others and those built at No 1 Barnhall Road All properties have large back gardens Other development adjacent to the plot is large but have got used to it	The comments have been noted

Supporting Comment	Officer Response
Ridge height reduced Village amenities would suit young families and be an asset to the District	



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AGENDA ITEM NO. 13

Application Number	HOUSE/MAL/17/00342
Location	Old Times Cottage Mill Lane Tolleshunt Major
Proposal	Ground and first floor extension and garden store
Applicant	S Norrington & H Tarling
Agent	W G Goodall
Target Decision Date	29 May 2017
Case Officer	Hannah Bowles TEL: 01621 875733
Parish	TOLLESHUNT MAJOR
Reason for Referral to the Committee / Council	Councillor / Member of Staff

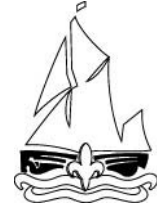
7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish Council	Comment	Officer Response
Tolleshunt Major	The Parish Council supports this application provided that the garden store is only used for a non-commercial and domestic use.	The comments of the Parish Council are noted.

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ITEM 1 APPEALS LODGED

Appeal Start Date: 08/05/2017

Application Number: HOUSE/MAL/16/01449 (APP/X1545/D/17/3173096)

Site: 26 Walden House Road Great Totham

Proposal: Roof conversion and alterations to a domestic property.

Appeal by: Mr Tom Holmes

Appeal against: Refusal

Appeal procedure requested: Householder Appeals Service (HAS)

Appeal Start Date: 09/05/2017

Application Number: FUL/MAL/16/00265 (APP/X1545/W/17/3173125)

Site: Land Adjacent To Langford Waterworks - Hatfield Road - Langford

Proposal: Proposed application for the development of six detached dwellings with associated garage & parking and access road (formerly consented for four detached dwellings - consent has been implemented)

Appeal by: Sunbury Developments LLP

Appeal against: Refusal

Appeal procedure requested: Written Representations

Appeal Start Date: 11 May 2017

Application Number: FUL/MAL/16/01267 (APP/X1545/W/17/3169727)

Site: Land Rear Of 18 Prince Of Wales Road Great Totham

Proposal: Demolition of existing rear single garage. Construction of a 2 bedroom bungalow with a flat green roof over.

Appeal by: Mr Jamie Hunter

Appeal against: Refusal

Appeal procedure requested: Written Representation

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