

MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE
CHIEF EXECUTIVE
Fiona Marshall

14 May 2018

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - MONDAY 14 MAY 2018

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.

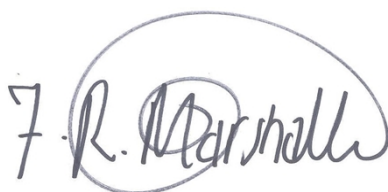
5. **RES/MAL/17/01474 - Land East of Malone Cottage, Maypole Road, Wickham Bishops** (Pages 3 - 4)

To consider the planning application and recommendations of the Director of Planning and Regulatory Services.

6. **DET/MAL/17/05142 - Manor Farm, The Avenue, North Fambridge** (Pages 5 - 6)

To consider the planning application and recommendations of the Director of Planning and Regulatory Services.

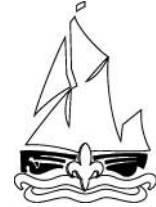
Yours faithfully

A handwritten signature in blue ink that reads "F. R. Marshall". The signature is 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
14 MAY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	RES/MAL/17/01474
Location	Land East Of Malone Cottage Maypole Road Wickham Bishops
Proposal	Reserved matters application for the approval of appearance, landscaping, layout and scale on approved planning application OUT/MAL/15/00267 allowed on appeal APP/X1545/W/15/313309 (Outline planning application with some matters reserved for the residential development of 14 dwellings, garages and associated works)
Applicant	Mr Steve Wheelhouse - Moody Homes Ltd
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	05.04.2018
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	This Reserved Matters application was deferred from the last North Western Area Planning Committee on 3 April 2018 to address the issue of the proposed footpath

5.4 Affordable Housing

It is noted that the affordable housing accommodation schedule contained in the legal agreement, which accompanied the OUT/MAL/15/00267, is different to the accommodation schedule which is proposed by this current Reserved Matters application.

The table below compares the accommodation schedule between the outline planning application and the Reserved Matters application:-

Outline Planning Application OUT/MAL/15/00267	Reserved Matters Application RES/MAL/17/01474
2 x 1 bed flats 2 x 2 bed houses 1 x 3 bed house	4 x 2 bed 4 person Houses 1 x 3 bed 5 person House
A total of 5 Affordable units.	A total of 5 Affordable units.

The Housing Team have been re-consulted and considers that the affordable housing provided in the Reserved Matters Application RES/MAL/17/01474 meets the greatest housing need of the District as it is proposing more two bedroom properties than the outline planning application OUT/MAL/15/00267 and therefore is supportive of the revised provision.

It is therefore considered necessary to vary the legal agreement by deed of variation.

1 RECOMMENDATION

It is therefore, recommended that the recommendation be amended to the following:

Consideration of the application be delegated to the Director of Planning and Regulatory Services subject to the completion of a planning obligation under Section 106 of the Town and Country Planning Act 1990 (as amended) resulting in the variation of the legal agreement that forms part of outline planning permission OUT/MAL/15/00267 to provide affordable housing in the form of 4 x 2 bed 4 person Houses and 1 x 3 bed 5 person House and in accordance with the conditions laid out in Section 8 of the Committee Report.

**CIRCULATED
BEFORE THE
MEETING**



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
14 MAY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	DET/MAL/17/05142
Location	Manor Farm The Avenue North Fambridge Essex
Proposal	Compliance with conditions notification OUT/MAL/14/01018 (Outline planning application for up to 30 dwellings) Condition 4 - Samples of external surfaces. Condition 5 - Archaeological assessment. Condition 8 - Finished ground and finished floor levels. Condition 12 - On-site construction management plan. Condition 15 - Responsibility of maintenance of surface water drainage system. Condition 16 - Foul water strategy. Condition 18 - Investigation and risk assessment. Condition 25 - Removal of trees & hedgerows. Condition 26 - Siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers. Condition 27 - Ecological mitigation measures. Condition 29 - Wastewater strategy.
Applicant	David Wilson Homes - C/O Agent
Agent	Mr Andy Butcher - Strutt And Parker
Target Decision Date	15 May 2018
Case Officer	Yee Cheung
Parish	North Fambridge
Reason for Referral to the Committee / Council	Director of Planning & Regulatory Services' Discretion for the consistency reasons

Information

Since the publication of the Agenda, an email correspondence dated 8 May 2018 was received by the Council from the Applicant in relation to Condition 12 of DET/MAL/17/05142.

The Applicant has advised that they have been liaising directly with the residents adjacent to Crouch Road and that the residents are aware of the situation and the use of Crouch Road. It has been stated within the email that Crouch Road is not going to be the main construction access and that the use of Crouch Road will be infrequent. Also Crouch Road will not be used for deliveries. It is simply to allow the contractors a safe route between the two sites whilst construction is underway.

In an email correspondence dated 9 May 2018, an amended Construction Management Plan was submitted to the Council for clarification.

Whilst the email submissions are noted, it is considered that concerns remain about the reliance on land outside the site as part of the Construction Management Plan and that, although not to the same extent, the issue remains with respect to the use of Crouch Road. Therefore the recommendation to not discharge condition 12 remains applicable.

In the same email dated 9 May 2018, additional information was submitted in relation to gas risk assessment (an updated report) which refers to the original report and builds on the original data submitted for Condition 18. The Environment Health Services has not had the opportunity to assess this information as the Council has received it too late and the Applicant is aware of this. The recommendation to not discharge condition 18 therefore remains applicable.