

MEMBERS' UPDATE

HEAD OF PAID SERVICE'S OFFICE
HEAD OF PAID SERVICE
Richard Holmes

20 May 2019

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - TUESDAY 21 MAY 2019

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.

7. **FUL/MAL/19/00195 - 1 Kings Road, Southminster, Essex CM0 7EJ** (Pages 3 - 4)
8. **FUL/MAL/19/00224 - Land Rear of 32 Steeple Road, Mayland** (Pages 5 - 8)

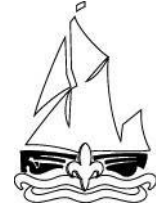
Yours faithfully



Head of Paid Service

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**CIRCULATED AT
THE MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
21 MAY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/19/00195
Location	1 Kings Road, Southminster, Essex, CM0 7EJ
Proposal	Redevelopment of the site to include the conversion of the existing building to provide 4No. one bedroom flats and the erection of a two storey side/rear extension to provide 2No. one-bedroom flats (all social rent), with associated off-street parking, amenity space, landscaping, external refuse and cycle store and external alteration.
Applicant	Ms Lisa Shead - MOAT
Agent	Miss Maria Cannavina - Prime Building Consultants Ltd
Target Decision Date	07.05.2019 (EoT agreed: 24.05.2019)
Case Officer	Anna Tastsoglou
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Member Call In The application has been called-in by Cllr Fluker on the grounds of public interest, size, scale, bulk, design and character and appearance of the area.

6.9 Pre-Commencement Conditions (p. 92)

6.9.1 Please note that two pre-commencement conditions are recommended and agreement from the applicant's agent regarding their imposition was received on 7th May 2019.

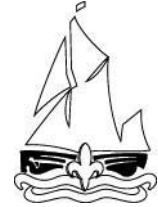
8. CONSULTATIONS AND REPRESENTATION RECEIVED

8.3 Internal Consultees

Please note that further comments from the Housing Team have been received explaining the need for the proposed units to be affordable. In particular it is stated that the existing affordable units on site provide accommodation for 12 persons and the proposed development would similarly provide accommodation for 12 persons; thereby, equivalent accommodation for the number of persons occupying the units. It is also stated that "*Smaller units for affordable rent has been identified in the Strategic Housing Market Assessment 2014 as our greatest housing need.*" [Officer comment: Comments are noted and discussed in section 6.2 of the officer report].

Additional comments from the Environmental Health Team have also been received, no longer raising an objection regarding the internal layout of the flats. It is also requested that a condition is imposed in relation to the submission of surface water details. [Officer comment: A condition in accordance with the Environmental Health Team request has been imposed (condition 8).]

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to
**SOUTH EASTERN AREA PLANNING COMMITTEE
21 MAY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/19/00224
Location	Land Rear of 32 Steeple Road Mayland
Proposal	Erection of 2No. bungalows, attached garages and erection of workshop (B1)
Applicant	Mr Penny – Penny Homes Ltd.
Agent	Mr M Jackson – Mark Jackson Planning
Target Decision Date	24.05.2019
Case Officer	Devan Lawson
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call in: Cllr Helm Reason: Public Interest

3.1 Proposal / brief overview, including any relevant background information

3.1.6 Paragraph 3.1.6 of the Officer's report reads:

'It is noted that the application plans show that the proposed dwellings will have three bedrooms. However, given the provision of a study it is considered that there is potential for four bedrooms to be provided'

3.1.7 The applicant has submitted a revised plan (18.650 03 Rev A) which omits the study/fourth bedroom from the proposal. Therefore, it is now considered that the proposal is for three bedroom properties. It is not considered that this represents a material change to the scheme which would require re-consultation and therefore, the revised plan has been accepted.

5.5 Access, Parking and Highway Safety

Paragraphs 5.5.4 and 5.5.5 discuss the level of car parking provision at the site. As the proposed bungalows would now have three bedrooms, opposed to four, the vehicle parking requirement is reduced to two parking spaces per dwelling. Given that the two parking bays meet the required standards it is considered that the proposal would now provide the minimum level of vehicle parking spaces. It is therefore, considered that the second reason for refusal falls away.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish/ Town Councils

7.1.2 Mayland Parish Council provide a further consultation response following a period of re-consultation relating to amendments to the scheme including the clarification of the use of the workshop building and changes to the site area. The comments provided by the Parish Council do not differ from their original comments, but for the sake of clarity they are provided below:

Name of Parish / Town Council	Comment	Officer Response
Mayland Parish Council	<p>Object</p> <ul style="list-style-type: none"> - Backland Development - Outside the settlement boundary - Intrusion on neighbouring properties - Long history of refusal for similar developments at the site 	<ul style="list-style-type: none"> - These points are addressed at sections 5.1 and 5.3 of the Officer's report. - Addressed at section 5.4 of the Officer's report. - This is noted and whilst it is considered that previous concerns in relation to the loss of employment have been overcome, the proposal still represents unjustified and unacceptable urban sprawl into the countryside.

7.4 Representations received from Interested Parties

7.4.1 A further letter of objection has been received from a member of the public who has previously provided a letter of objection on the application. Therefore, **9** letters have been received **objecting** to the application from **five different persons**. New points raised are outlined in the table below:

Objection Comment	Officer Response
The submitted diagram of the driveway has outlined the boundary of Plovers incorrectly according to its house deeds. The proposed plans will intrude onto the front lawn of Plovers which is not allowed. The post to the left of the garden sands within Plovers boundary and will not be removed.	The applicant has been contacted and has advised that they consider the correct notices have been served. However, land ownership is a civil matter and cannot be dealt with via the planning system.

<p>Objectors have been to see their local MP, Mr John Whittingdale to follow up on previous noise complaints and hours of work at the site.</p>	<p>This is not a matter which relates to this application.</p>
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