



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
30 MARCH 2022**

PRESENT

Chairman	Councillor Mrs M E Thompson
Vice-Chairman	Councillor J V Keyes
Councillors	M F L Durham, CC, Mrs J L Fleming, CC, S J N Morgan, C P Morley, E L Stephens and S White

588. CHAIRMAN'S NOTICES

The Chairman welcomed everyone present and went through some general housekeeping arrangements for the meeting.

589. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor R H Siddall.

590. MINUTES OF THE LAST MEETING

RESOLVED (by assent) that the Minutes of the meeting of the Committee held on 2 February 2022 be approved and confirmed.

591. DISCLOSURE OF INTEREST

Councillor M F L Durham disclosed a non-pecuniary interest as a Member of Essex County Council who were statutory consultees in relation to things like highways etc.

Councillor Mrs E L Fleming disclosed a non-pecuniary interest as a Member of Essex County Council who were consultees.

592. **21/00702/FUL - LAND NORTH OF 48 WOODROLFE ROAD, TOLLESBURY, ESSEX**

Application Number	21/00702/FUL
Location	Land North Of 48 Woodrolfe Road, Tollesbury, Essex
Proposal	Create residential specialist neighbourhood for older people, consisting of 29 affordable dwellings and community hub building, with associated landscaping and infrastructure.
Applicant	Mr Rob Scott - Lewis & Scott Retirement Living Ltd
Agent	N/A
Target Decision Date	01.04.2022
Case Officer	Anna Tastsoglou
Parish	TOLLESBURY EAST
Reason for Referral to the Committee / Council	Major Application

It was noted that a detailed Members' Update had been circulated prior to the meeting providing further information and clarification from the Officer and advising of additional representation that had been received from interested parties. In her presentation the Officer advised that since the Members' Update had been issued a further four letters of support had been received but that they did not raise any new points of consideration from those already submitted and addressed by Officers. Members were advised that the applicant had submitted a letter requesting that consideration of this application be deferred to the next meeting of the Committee to allow amendments to be made.

Following the Officers' presentation Mr Hope a supporter, Mr Plater representing Tollesbury Parish Council and Ms Tidswell the Applicant addressed the Committee.

In response to a request from the Chairman, the Lead Specialist Place provided detailed information regarding the request to defer by the applicant. Officers' felt it was unclear and there was little evidence to show what would significantly change if determination of this application was deferred and amendments sought. The Officer highlighted how the Local Planning Authority considered there was harm in relation to the character and appearance of the area as set out in the Officer's report and this significantly outweighed the benefits of the proposed development. It was noted that the principle of affordable housing provision was not being objected to.

A lengthy debate ensued and in response to a number of questions raised by Members Officers provided further information on the following:

- Housing and affordable housing provision as part of the proposed scheme and the Council's Local Housing Needs Assessment requirements of such type of developments particularly in respect of affordable / market properties.
- Income and equity caps in respect of affordable housing and discount sales and whether this met the needs of those that cannot access market housing and could result in properties being aimed at those outside of the District.
- Consideration of the Council's lack of Five-Year Housing Land Supply and consideration of the tilted balance in respect of the proposed development.
- Proposed parking provision and security of homes as part of the scheme.
- Flooding and surface water concerns, including the consultation responses from the Environment Agency, Lead Local Flood Authority and Environmental Health. **Particular concern was also made to sea level flooding.¹**

¹ North Western Area Planning Committee 18 May 2022

- Details of a Section 106 agreement and its terms including those proposed by the applicant which should Members be mindful to approve of the application would be sought through delegation to Officers.
- Highways matters, including extension to footpaths proposed as part of the scheme.

Councillor J V Keyes proposed that the application be approved, contrary to Officers' recommendation. The Chairman advised that reasons for approval to address the reasons for refusal were required. This proposal was not supported.

Councillor Miss S White proposed that consideration of the application be deferred to allow the Applicant to address some of the concerns raised by Officers in relation to the affordable sales unites and any other matters. She suggested that the application be deferred for a month. This proposal was duly seconded and upon a vote being taken was agreed.

RESOLVED that this application be **DEFERRED** for one month pending receipt of further information from the applicant.

There being no further items of business the Chairman closed the meeting at 8.30 pm.

MRS M E THOMPSON
CHAIRMAN