

**CIRCULATED
BEFORE THE
MEETING**



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

**to
NORTH WESTERN AREA PLANNING COMMITTEE
11 JUNE 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/18/00160
Location	Land South Of The Grange Herbage Park Road Woodham Walter Essex
Proposal	Residential development for one detached dwelling
Applicant	The Warren Estate Ltd
Agent	Mr David Wallis - Smart Planning Ltd
Target Decision Date	18.04.2018
Case Officer	Yee Cheung 01621 876220
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	Member Call In The planning application has been called in by Cllr Durham on the grounds of public interest and that some of the reasons for objection in consultation responses are not factually correct

Additional Information

Since the publication of the Agenda, consultation response has been received from the Coast and Countryside Officer regarding the application. The response has been summarised below:-

- Concern about the development on this site because it impacts on the intrinsic landscape character and beauty of the countryside, as well as the ecology
- No landscape impact studies carried out
- There are anomalies in both the ecology and arboriculture reports for this proposed scheme as these have been submitted unmodified from the four property proposal. These baseline reports should be adjusted to recognise the revised scheme of one dwelling and to ensure their recommendations are appropriate
- The Extended Phase 1 Habitat Survey recommends that further surveys for bats, reptiles and invertebrates should be carried out and these need to be carried out before determination. In addition the Phase 1 study calls for planting and other features as mitigation for tree and other habitat loss and where this is to go needs to be shown on the layout plan in order to meet the requirements of Local Development Plan Policy N2 Natural Environment, Geodiversity and Biodiversity.