



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

to
**CENTRAL AREA PLANNING COMMITTEE
20 FEBRUARY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/00763
Location	The Friary Carmelite Way Maldon Essex
Proposal	Residential redevelopment for 28 dwellings comprising conversion of listed building to 7 apartments, demolition of unsympathetic 1960s extension and replacement with 2 townhouses, construction of new build development within the grounds to the south comprising 19 apartments, hard and soft landscaping and associated parking and infrastructure.
Applicant	Mr Derek Ford - Essex Housing, Essex County Council
Agent	Mr Steven Butler - Bidwells
Target Decision Date	31 October 2017
Case Officer	Yee Cheung
Parish	MALDON NORTH
Reason for Referral to the Committee / Council	Level of Public Participation

3.2 Conclusion

It has been suggested to Officers that paragraph 3.2.1 was not wholly clear and therefore the wording of this paragraph of the conclusion can be clarified as follows:

- 3.2.1 It is considered that the proposal would conflict with policies S1, D1, D3, H1, H3 and H4 of the Maldon District Local Development Plan (MDLDP) and as such should be refused unless material planning considerations indicate otherwise. The harm identified in reaching this opinion relates to the impact of the development on the character and appearance of the site, the Conservation Area and the setting of the listed building. It is considered that inadequate amenity space would be provided. It is also considered that inadequate parking would be able to be provided and the development would be served by a poorly formed access that might impact upon pedestrian and vehicular safety within the site.

5.3 Affordable Housing Provision

It has been drawn to the attention of Officers that paragraph 5.3.8 is not complete. The paragraph should read as follows:

- 5.3.8 In this case, the benefits of the development have to be weighed against the dis-benefits or the areas where the development is not compliant with the requirements of the Local Development Plan. Weight can be afforded to the overall housing mix that is policy compliant and the fact that the housing is intended to be of social benefit. However, the harm caused by the failure to deliver affordable housing which is demonstrated to be of substantial need and is required by policies of the Local Development Plan is considered to be unacceptable and not outweighed by the benefits.

8. REASONS FOR REFUSAL

To better reflect the content of the Officer Report it is suggested that the first reason for refusal be amended to read as follows:

1. The proposed development, as a result of its layout, scale, mass, height and bulk, unsympathetic design, loss of important landscaping, and excessive site coverage would have an unacceptable visual impact upon the character and appearance of the site, the setting of the listed building at the site and the Conservation Area. The proposal would be contrived, out of keeping with the prevailing pattern of development and fail to integrate into the surrounding area both physically and visually or achieve a high quality design. Furthermore, the high density of the proposed development does not allow for sufficient amenity space for the two proposed dwellings. The proposal would therefore be contrary to Policies S1, S5, D1, D3 and H4 of the MDLDP and Government advice contained within the NPPF.