

**CIRCULATED AT  
THE MEETING**



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

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

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>FUL/MAL/19/00195</b>
<b>Location</b>	1 Kings Road, Southminster, Essex, CM0 7EJ
<b>Proposal</b>	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.
<b>Applicant</b>	Ms Lisa Shead - MOAT
<b>Agent</b>	Miss Maria Cannavina - Prime Building Consultants Ltd
<b>Target Decision Date</b>	07.05.2019 (EoT agreed: 24.05.2019)
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>SOUTHMINSTER</b>
<b>Reason for Referral to the Committee / Council</b>	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 7<sup>th</sup> 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).]