



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
8 JULY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	19/00197/RES
Location	Land North Of 48 Woodrolfe Road Tollesbury
Proposal	Reserved matters application for the approval of access, appearance, landscaping, layout and scale for 18No. dwellinghouses on approved planning application OUT/MAL/14/01202 allowed on appeal APP/X1545/W/15/3136324 (Outline application for up to 24No. village houses).
Applicant	Arbora Homes Ltd Et Al
Agent	ADP Ltd
Target Decision Date	31.05.2019 EOT 10.07.2019
Case Officer	Hannah Bowles
Parish	Tollesbury East
Reason for Referral to the Committee / Council	Member call in by Councillor St Joseph Reason: Public Interest

1. REVISED RECOMMENDATION

APPROVE subject to the conditions (as detailed in section 8 of the agenda report) and the Director of Strategy, Performance and Governance be **AUTHORISED**, to enter into a Deed of Variation of the existing Unilateral Undertaking, if necessary to allow a financial contribution to be made in lieu of the 0.2 affordable housing unit as set out in paragraph 5.3.4 of the agenda report.

5.8 Other Material Considerations

- 5.8.6 A query in relation to the management of the Amenity Land has been raised. As part of the Unilateral Undertaking, the applicant was required to provide a Land Management Scheme within three months of planning permission being granted. This was submitted in accordance with the agreement and formed part of application 14/01202/OUT.
- 5.8.7 It has also been noted that the proposed pedestrian access and footpath linking the site to the public car park to the east falls outside of the application site, as outlined in red.

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It therefore does not form part of the proposed development. Whilst the footpath would be a benefit of the scheme, it is not considered necessary for the development proposed to be acceptable.