CIRCULATED PRIOR TO THE MEETING

REPORT of
DIRECTOR OF SERVICE DELIVERY

to
NORTH WESTERN AREA PLANNING COMMITTEE
10th August 2022

MEMBERS' UPDATE

AGENDA ITEM NO. 5

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	12.08.2022
Case Officer	Anna Tastsoglou
Parish	**TOLLESBURY EAST**
Reason for Referral to the Committee / Council	Major Application

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 **Statutory Consultees and Other Organisations** (*summarised)*

Parish	Comment	Officer Response
Tollesbury Parish Council (Two responses)	Unanimously agreed that the Parish Council's position on this application is unchanged. The Parish Council recommends refusal of this application, and the main reasons are with the strategic and contextual elements of the proposal. In particular, a) sustainability and potential for tidal flooding, b) location and c) integration. • Affordable housing scheme unclear	Noted and addressed within the report (sections 6.1 and 6.4).

Parish	Comment	Officer Response
	• Service charge for these properties seems unrealistic • Drainage concerns • Climate Change	

7.3 Representations received from Interested Parties

7.3.1 1 letter of objection has been received and it is summarised below:

Objection Comment	Officer Response
Flooding issues	Noted and discussed in section 5.7 of the original report.

7.3.3 8 letters of support have been received and it is summarised below:

Supporting Comment	Officer Response
Support - as the price to rent is ridiculous.	Noted.
Support – as older people cannot get mortgages.	Noted.
Support – Excellent idea.	Noted.
Support – Bungalows are better when you are older.	Noted.
Support – Not enough in the district and getting snapped up to quick.	Noted.
Support – Because I would like to downsize and have savings to support my income.	Noted.