



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH WEST PLANNING COMMITTEE
19th June 2024**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	24/00099/FUL
Location	Great Canney Court, Hackmans Lane, Cold Norton, Essex
Proposal	Addition of new building containing four affordable flats to existing building containing flats and associated works.
Applicant	Mr Mike Otter – GPO Designs Ltd
Agent	N/A
Target Decision Date	21.05.2024
Case Officer	Juliet Kirkcaldy
Parish	COLD NORTON
Reason for Referral to the Committee / Council	Member Call In – Councillor S White regarding Policies S1 & D1.

5. Main Considerations

5.1 Principle of Development

Affordable Housing

On Sunday (16th June) the agent submitted an email stating that, *'the applicant has advised me that as an alternative to offering 100% of the proposed dwellings for sale at discounted market rate he would like to offer 100% of the proposed new flats for affordable rent in perpetuity (to be offered with a minimum rent discount of 20% below the local private market rent, with an arrangement that the flats are offered for rent to people with local connections first). The arrangements would (as previously proposed) be secured with a suitable section 106 agreement to ensure that they are agreed and maintained in perpetuity. It would be acceptable for the properties to all be discounted market rent instead of the discounted market rate currently proposed OR for them to be a mix depending on the Council's preference. I have engaged with the Parish Council (copy of correspondence attached) and also with the RCCE to try to understand what type of affordable housing is required in Cold Norton but I do not yet have a definitive answer. The applicant has also offered to contribute to the fixed costs of obtaining an updated housing needs survey as I understand that the existing survey is almost out of date though this would not help the current application.'*

In response to this email, the Strategic Housing Services Officer has commented that,

As previously advised, the Applicant would need to follow the process of the Rural Exception Policy H5 as identified in the Local Development Plan 2014 – 2029. Whilst the Applicant has now engaged with both the Parish Council and The Rural Community Council of Essex to identify the size/need of Affordable housing, this information is yet to be provided/submitted. This information will be required to consider the Applicant's request that the Affordable units are allocated to local people of the Parish/people with a local connection to the Parish. Without this information any Affordable Rented units would be provided to meet the housing needs of the district.

Therefore, given that the evidence to demonstrate the need for the affordable dwellings has not been provided and no draft legal agreement has been submitted for consideration the reason for refusal (reason 3) has not been addressed.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 55 – 57)

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Ecology	Holding objection. Insufficient ecological information provided for determination of this application. The applicants subsequent submitted an Ecology report. The Ecology Consultant has been reconsulted and maintains a holding objection as the Preliminary Ecological Assessment (ACJ Ecology, December 2023) explains that Great Crested Newts and reptiles 'need further consideration or survey'. However, no further consideration or recommendations have been stated in the report. As a result, the LPA does not have certainty on the likely impacts to these European Protected and Protected Species.	Noted and discussed at Paragraph 5.6 of this report.