

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
15 MAY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	OUT/MAL/17/00028
Location	Land to the South East of Tiptree Road, Wickham Bishops, Essex
Proposal	Erection up to 15 dwellings
Applicant	Mr A Collier
Agent	Phillip McIntosh – Melville Dunbar Associates
Target Decision Date	14 April 2017
Case Officer	Terry Hardwick, TEL: 01621 875860
Parish	WICKHAM BISHOPS
Reason for Referral to the Committee / Council	Member Call In Departure from the Local Plan Major Development

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Housing Department

Since the publication of the agenda, the Applicant had continued to liaise with the Council's Housing Department regarding to the housing mix and the provision of affordable housing proposed on this site. The Housing Department is now satisfied with the discussion with the proposal being:-

- 2 x 1 bed 2 person bungalows (general needs)
- 2 x 2 bed 4 person bungalows (general needs)
- 2 x 2 bed 4 person bungalows (sheltered)

As this issue has now been addressed, it is advised that Reason for Refusal 2 should be deleted from the officer report as it no longer stands.

Additional Supporting Information from the Agent dated 10 May 2017 to address the following points contained within the officer report.

Paragraph 5.1.10

The proposal would benefit from footpath links proposed as part of Snows Corner and also access to Handleys Lane. Therefore, the Applicant fails to see how this site would be considered unsustainable

Paragraph 5.2.4

The housing mix and the provision of affordable have now been addressed. The second Reasons for Refusal no longer stands.

Paragraph 5.3.3

It is not considered development of this site would be a 'bolt-on' to the village.

The site is clearly a low density proposal with generous open space and therefore, acknowledges the edge of village and semi-rural location. There are two pedestrian links proposed from the site to Handleys Lane and a further footpath proposed within Tiptree Road, as well as internal footpaths. Pedestrian permeability in therefore, well defined within the site and proposes clear and legible links with the existing and approved footpath network.

Paragraph 5.5.4

The amended to the footpath at Snows Corner was a result from discussions with the Tree Office to reduce the impact on a number of street trees. The extent of footpath to the north along Tiptree Road was not affected by this alteration and it is the intention of this development to link with this part of the footpath. The reference to the 'poor connectivity' to the village is therefore overstated and inaccurate.

Paragraph 5.6.3

The site layout has had considerable regard to the trees which surround the site and therefore, this statement is considered misleading. There will be minimal impact upon existing trees as a result of the development and it is noted that the report, notwithstanding the overall recommendation, advises on suitable conditions in relation to this matter.