

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
12 JUNE 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	OUT/MAL/17/00364
Location	Rear of Strawberry Lane Tolleshunt Knights Essex
Proposal	Outline planning to erect up to 27 dwellings and form access road onto Brook Close
Applicant	Mr C Newenham - Wilkin & Sons Ltd
Agent	Mr Phillip McIntosh - Melville Dunbar Associates
Target Decision Date	10.07.2017
Case Officer	Yee Cheung, TEL: 01621 876220
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Member Call In

Letter from Agent dated 5 June 2017

Since the publication of the Agenda, the Applicant has requested that the planning application to be deferred so that issues raised by the Environment Agency and ECC SUDs Team can be addressed.

The Agent advises that the site will contain an adopted road which will be accessible by pedestrians, allowing access by all residents within Tolleshunt Knights to the proposed open space. The site will also provide footpath extensions in Strawberry Lane to D'Arcy Road to link with existing footpaths.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Urban Design Officer	Objects to the proposal due to the lack of connectivity to access the necessary facilities and services in support of the development especially for the pedestrian and cyclist.	

Name of Internal Consultee	Comment	Officer Response
	Concerns are also raised with regard to the layout, scale and appearance of the proposed development but these are Reserved Matters and could be reconsidered at a later stage	

7.4 Representations received from Interested Parties (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mrs Jill M Ellis 3 Brook Close Tolleshunt Knights Tiptree
- Leanda Kent 15 Strawberry Lane Tolleshunt Knights
- Mr and Mrs F and P Smith, 62 Strawberry Lane, Tolleshunt Knights Tiptree

Objection Comment	Officer Response
<ul style="list-style-type: none"> • Poor access via Brook Close • Poor visibility at both ends of Strawberry Lane • Increase in traffic resulting from the development • Lack of public transport serving the new development • Lack of job availability in Tolleshunt Knights and Tiptree • The nearest train station is at Kelvedon where pressure on parking at the station is at breaking point • The development is outside the settlement boundary • Impact on ecology • Impact on the rural area • Pressure on local services and facilities • An appeal was previously dismissed on this site • More on-street parking • Severe flooding problem in the area 	Noted