



**REPORT of
CHIEF EXECUTIVE**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
17 JULY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/17/00439
Location	Units 6-8 and 9-10 Hall Road Industrial Estate, Hall Road, Southminster
Proposal	Proposed replacement of light industrial/business buildings with 10 dwelling houses
Applicant	Mr Paul Laycock - Hall Road Developments Ltd
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	21.07.2017
Case Officer	Julia Sargeant, TEL: 01621 875851
Parish	SOUTHMINSTER
Reason for Referral to the Committee / Council	Member Call In Major Application

Additional Information

A draft Section 106 legal agreement has been submitted in support of this application offering 30% of the units as affordable housing. Following the receipt of this draft legal agreement the following sections of the main report require updating.

3 SUMMARY

3.2 Conclusion

The following paragraph should be updated to read as follows:

- 3.2.3** In terms of the social dimension of sustainable development the application is offering 30% of the units as affordable housing which weighs in its favour, however it would result in adverse impacts upon the occupiers of neighbouring dwellings and would potentially result in future occupiers being subject to unacceptable levels of noise which would be detrimentally harmful to their residential amenity.

5 MAIN CONSIDERATIONS

5.5 Housing Need, Mix and Affordable Housing

Following the publication of the committee report within the main agenda the agent has submitted a draft S106 agreement offering 30% of the units as affordable housing. This meets the requirements of emerging LDP policy H1. Strategic Housing has been consulted on the additional information and is now in support of the application. As the development is now offering 3 affordable housing units which is in line with emerging LD Policy H1 no objection is now raised to the development in relation to the provision of affordable housing. A draft S106 agreement has been submitted which would secure the affordable housing units and discussions are ongoing between strategic housing and the agent in terms of finalising the wording of the agreement.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Housing	The Agent/Applicant have confirmed their intention to provide 3 affordable units on site which meets the Policy requirement of 30%. Strategic Housing Services supports this application.	Please see updated section 5.5 above.

7.4 Representations received from Interested Parties

7.4.2 Letters were received in **support** of the application from the following and the reasons for support are summarised as set out in the table below

- Mr Croud 1 Ravenstor Cottages, Main Road, St Lawrence

Supporting Comment	Officer Response
Desperate for family houses in this area and looking through the plans it's refreshing to see decent homes with nice gardens and parking.	Please see sections 5.9 and 5.10 of main report
Benefit of being near the station.	Noted.
Site being described as a busy industrial estate could not create a more false image.	Please see section 5.3 of main report.

8 PROPOSED REASONS FOR REFUSAL

Proposed reason for refusal number 2 should be removed from the recommendation as 30% affordable housing is now being offered. All other reasons for refusal still stand as per the main agenda.