



**REPORT of
CHIEF EXECUTIVE**

to

**SOUTH EASTERN AREA PLANNING COMMITTEE
14 AUGUST 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	RES/MAL/17/00225
Location	Land East of 53 Burnham Road, Latchingdon
Proposal	Reserved Matters application consisting access, layout, landscape, appearance & scale following outline approval OUT/MAL/14/01227 (Outline planning application with all matters reserved for residential development).
Applicant	Mr Robin Levy
Agent	Mr C Wragg – Arcady Architects Ltd
Target Decision Date	26.05.17 (E.O.T agreed until 18.08.17)
Case Officer	Julia Sargeant
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Parish Trigger

Additional Information

A draft Supplemental legal Agreement has been submitted in support of the application as referenced within paragraph 5.5.6 of the main report. The draft supplemental legal agreement will co-inside with the Unilateral Undertaking that was signed at Outline stage and seeks to clarify elements in relation to affordable housing, provision of a commuted sum in relation to the 0.2 of a unit affordable housing provision and education contributions.

This draft supplemental legal agreement is currently being assessed by Officers.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 External Consultees

Name of Internal Consultee	Comment	Officer Response
Essex County SUDs	A further consultation response has been received which has queried whether the impermeable area of the site has changed as a result	The agent has responded confirming that drained areas have reduced in the latest surface water

	of the revised layout changes. If the area draining to the drainage network has changed, updated run-off and storage calculations should be submitted.	calculations from 1.158ha to 1.111ha and given this was minor it has not changed the drainage network. Updated calculations have also been submitted. The confirmation from the agent has been sent to the consultee at ECC Suds and any further response received will be given verbally.
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As the draft Supplemental legal Agreement also covers the education contributions the recommendation within section 8 should read as follows:

8 PROPOSED CONDITIONS subject to updated legal agreement in relation to Affordable Housing (13 units and commuted sum for £23,600) as well as education contributions (Early Years and Childcare and Secondary School Transport)

Condition No. 2 should also be amended to read as follows which references the correct plan revision:

2. Prior to first occupation of the development, the access arrangements as shown in Drawing no 47691/C/23 Rev C shall be fully implemented. This should include the provision of pedestrian dropped kerbs and tactile paving across the bellmouth in line with existing pedestrian desire lines, the exact location details to be submitted to and approved in writing by the local planning authority prior to the commencement of any development. The works shall be carried out in accordance with the details agreed and retained as such thereafter.
REASON: To ensure that the proposed junction does not create an impediment to pedestrians and / or wheelchair users alongside the site on the B1018 in the interest of highway safety and accessibility in accordance with policy T2 of the approved Local Development Plan.