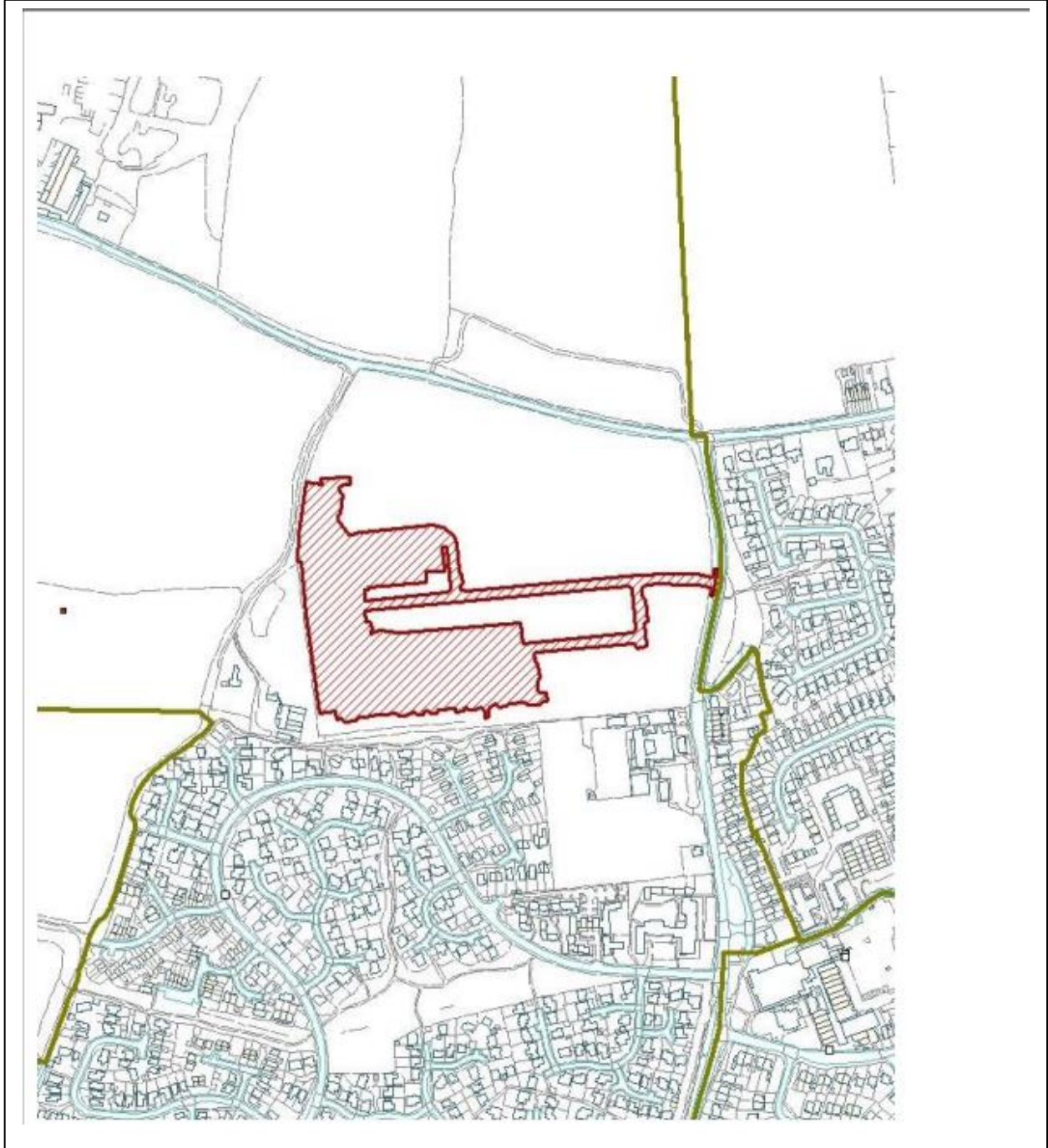


PLANNING COMMITTEE

24 OCTOBER 2023

REPORT OF THE DIRECTOR OF PLANNING

A.3 PLANNING APPLICATION – 22/01333/FUL – LAND WEST OF TURPINS FARM WALTON ROAD KIRBY LE SOKEN CO13 0DA



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|----------------------|---|---------------------|-------------------|
| Application: | 22/01333/FUL | Expiry Date: | 6th December 2022 |
| Case Officer: | Jacob Jaarsma | EOT Date: | TBC |
| Town/ Parish: | Frinton & Walton Town Council | | |
| Applicant: | Mr Sam Caslin - Taylor Wimpey London | | |
| Address: | Land West of Turpins Farm Walton Road Kirby Le Soken CO13 0DA | | |
| Development: | Proposed re-plan of part of site to provide 21 additional smaller units increasing total from 210 approved to 231 (as alternative to part of planning permission 16/00031/OUT and 20/00307/DETAIL). | | |

1. Summary Update

- 1.1 At application submission stage the application was for an additional 24 homes however after consultation with Essex Place Services a decision was made to keep some of the properties as 4 Bedroom Homes as it was felt that from a placemaking perspective these, mostly corner buildings needed to have a greater presence on the street scene. When these plots reverted to larger properties the Architects drawings did not update the plot numbering which continued to show numbering up to 234, the error also was not obvious in the accommodation schedule as it only included part of the site.
- 1.2 As a result of the above, the total dwellings proposed on site is in fact 231 (3 less than the scheme presented to members in August 2023). The difference in dwelling numbers therefore result in the following changes:
- The description of the development changes to:

Proposed re-plan of part of site to provide 21 additional smaller units increasing total from 210 approved to 231 (as alternative to part of planning permission 16/00031/OUT and 20/00307/DETAIL).
 - The uplift in dwelling numbers as a result of the replan scheme is 21 (instead of 24)
 - The number of affordable units that will be secured as part of this re-plan scheme equates to a total of 6 dwellings (as opposed to 7 reported to committee in Aug 2023). Given that 21 additional dwellings are proposed, a total of 6 affordable units would equate to a proportionate 30% affordable housing contribution and the proposal continues to be in accordance with Policy LP5 of the adopted Local Plan.
 - As a result of the downward revision of the overall dwelling numbers by 3, the proportionate Health and Education contributions will continue to be required to mitigate against the impact of the development. Both the NHS and ECC Education have been approached for comments and confirmation of the amounts required however at the time of writing this update report the comments remain outstanding.
- 1.3 In conclusion the reason to return to committee is a matter of correction in terms of consistency and updating of the information presented to Members previously. This essentially confirms the reduction of numbers compared to the initial application made that was before Members

previously, but given the description changes it is appropriate to seek an updated resolution to ensure no risk of challenge against the decision making process.

2. Recommendation

- 2.1 As a result of the above, this Update Report seeks to amend all references in the Aug 2023 Committee Report (attached to this Update Report as **Appendix 1**) to 234 dwellings down to 231 dwellings, all references to an uplift of 24 units down to 21 units, and all references to 7 affordable dwellings down to 6 affordable dwellings.
- 2.2 The officer recommendation remains unchanged as set out in the Recommendation in section 1 of the Aug 2023 committee report subject to:
 1. Removal of conditions 11 and 12 (as these are secured as planning obligations) and confirmation that NHS and Education contributions are to be secured and shall match the previous scheme amount per dwelling

(The matters in 1 above was requested by Members at the 1 August 2023 planning meeting when it was resolved to approve planning permission subject to all the conditions and a legal agreement set out above and in section 1 of the Aug 2023 committee report).
 2. Delegated authority to enable the Planning Service Manager to issue the decision once the NHS and Education comments are available confirming the contributions sought should match the previous scheme amount per dwelling, and once the section 106 legal agreement has been completed and signed.

END