



MALDON DISTRICT  
COUNCIL

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY AND  
RESOURCES  
Paul Dodson

25 July 2023

Dear Councillor

### **SOUTH EASTERN AREA PLANNING COMMITTEE - WEDNESDAY 26 JULY 2023**

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

6. **23/00574/FUL - Land Rear Of Mill Farm, Stoney Hills, Burnham-On-Crouch**(Pages 3 - 4)

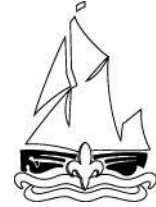
Yours faithfully

Director of Strategy and Resources



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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**

26 JULY 2023

## MEMBERS' UPDATE

### AGENDA ITEM NO. 6

<b>Application Number</b>	<b>23/00574/FUL</b>
<b>Location</b>	Land Rear Of Mill Farm, Stoney Hills, Burnham-On-Crouch Essex
<b>Proposal</b>	Construction of 4 chalet-style bungalows
<b>Applicant</b>	Mrs P Green
<b>Agent</b>	Mr O Dickens – Design Designed Ltd
<b>Target Decision Date</b>	02.08.2023
<b>Case Officer</b>	Kathryn Mathews
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the local plan

### 1 RECOMMENDATION (REVISED)

**APPROVE** subject to conditions as detailed in Section 8. (the necessary financial contribution towards RAMS has not been paid and so there is now no need for a Section 106 Agreement).

### 3 SUMMARY

#### 3.1 **Proposal / brief overview, including any relevant background information**

3.1.4 [corrected] Planning permission is sought for 4 new dwellings, described as chalet-style bungalows, which would consist of 2no. two-bedroom dwellings and 2no. three-bedroom properties. The submission of the current application follows the dismissal of an appeal for the same development (reference 22/00571/FUL) but which was only dismissed due to the Inspector not being satisfied that adequate mitigation in relation to RAMS had been secured. A second appeal (reference 22/00222/FUL) was dismissed at the same time for an additional reason relating to the effect of the proposed development on the living conditions of future occupiers, with particular reference to outlook.

### 7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

#### 7.2 **Statutory Consultees and Other Organisations** (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highways	No objections. The information submitted in association with the application has been fully considered by the Highway Authority. The proposal is located on a private road and will not alter the existing access arrangements to the local highway network, therefore, from a highway and transportation perspective the Highway Authority has no objections to this proposal.	Noted.

**7.3 Internal Consultees** (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Specialist – Environmental Health	No objections raised to the Construction Management Plan submitted.	Noted.