

MEMBERS' UPDATE

HEAD OF PAID SERVICE'S OFFICE
HEAD OF PAID SERVICE
Richard Holmes

07 September 2018

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 10 SEPTEMBER 2018

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.

5. **FUL/MAL/17/01480 - Land Rear of 148 Station Road, Burnham-on-Crouch, Essex** (Pages 3 - 4)
6. **FUL/MAL/18/00673 - Land Adjacent Althorne House, Station Road, Althorne, Essex** (Pages 5 - 6)
7. **FUL/MAL/18/00796 - Redwood Park, Downhall Road, Bradwell-on-Sea, Essex** (Pages 7 - 8)
8. **FUL/MAL/18/00895 - Land North of Hillcrest House, Stoney Hills, Burnham-on-Crouch, Essex** (Pages 9 - 10)

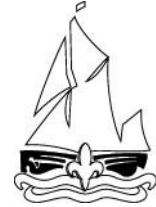
Yours faithfully



Head of Paid Service

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
SOUTH EASTERN AREA PLANNING COMMITTEE
10 September 2018

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	FUL/MAL/17/01480
Location	Land Rear Of 148 Station Road, Burnham-On-Crouch, Essex
Proposal	Application for the change of use from Class B1 and B2 to Class C3, the demolition of the existing dilapidated industrial building and the erection of 10 new residential flats, ancillary development and landscaping on land to the rear of 148 Station Road, Burnham on Crouch
Applicant	Mr Ben Levy – Countryside Style Ltd
Agent	Heather Organ – Arcady Architects Ltd
Target Decision Date	14.09.2018
Case Officer	Anna Tastsoglou
Parish	BURNHAM-ON-CROUCH SOUTH
Reason for Referral to the Committee / Council	Major Application

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

1.1 Representations received from Interested Parties

7.4.1 An additional six letters objecting to the proposed development have been received.

Objection Comment	Officer Response
The development would be part 2, part 3 storeys in heights.	It is noted that following amendments, the development would extend in two and not three storeys.
Loss of light and privacy	Please note that all these comments have been previously raised and responded within the main Officer's Report. Please refer to section 7.4.1 of the Officer's Report.
More parking demand for the proposed development and increased traffic	

Objection Comment	Officer Response
generation.	
Impact of the development on wildlife and in particular bats.	
Impact on highway and pedestrian safety	
The application is against the LDP and Burnham-on-Crouch NP.	
The applicant is seeking to build on land that is owned by somebody else.	Please note that these are civil matters that are not material planning considerations. It is noted that for the purposes of the application the applicant appear to have notified the people that have an interest on the land that the application relates to.
Loss of view.	This is not a materials planning consideration.
An application for three bungalows in another site was recently refused. This application should therefore be refused.	It should be noted that each application is assessed on its own merits.
The plans do not show the relationship of the development with properties along Station Road.	Please note that plan no. 16/17/06/Rev D includes a streetscene elevation showing the relationship of the development with the neighbouring properties, including those on Station Road. As noted within the Officer's Report the development would not be set higher than the three storey properties along Station Road.

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DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to
**SOUTH EAST AREA PLANNING COMMITTEE
10 SEPTEMBER 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	FUL/MAL/18/00673
Location	Land Adjacent Althorne House Station Road Althorne Essex
Proposal	Section 73A application for the creation of a farm track from the proposed barn to the adjacent highway and the proposed erection of agricultural barn with associated hard surfaced yard
Applicant	Mr & Mrs John & Susan Wilsdon
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	03.09.2018 E.o.T. requested for 07.09.2018
Case Officer	Spyros Mouratidis
Parish	ALTHORNE
Reason for Referral to the Committee / Council	Major Application

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

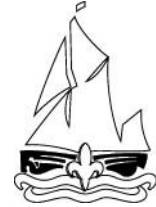
1.2. Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Archaeology	The Essex Historic Environment Record has no record of any archaeological remains on or near the site, and no conditions are recommended for this development.	Noted

7.4. Representations received from Interested Parties

- 7.4.1 Two additional emails were received from interested parties who had already raised their objections to the development. However, no new considerations were raised with these emails. Therefore there is no need to comment further the correspondence received.

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to
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10 September 2018

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	FUL/MAL/18/00796
Location	Redwood Park, Downhall Road, Bradwell-On-Sea, Essex
Proposal	Creation of 1No. extra care unit
Agent	Mr Neil Jennings – Neil Jennings Architect
Target Decision Date	17.09.2018
Case Officer	Anna Tastsoglou
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017 Member Call In The application has been called-in by Cllr Dewick on the grounds of public interest.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

1.1 Representations received from Interested Parties

7.4.1 An additional letter objecting to the proposed development has been received.

Objection Comment	Officer Response
The submitted plans are not in proportion to the rest of the site.	The submitted plans are to scale it is expected that the architect has carried out a site survey to submit accurate plans. In case amended plans would be required in order to carry out the proposal, a fresh application would be required to be submitted and assessed by the Local Planning Authority.
No consideration has been given to the existing pond and wildlife.	Please note that section 5.7 'Ecology' of the report addresses these concerns raised.

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10 September 2018

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/18/00895
Location	Land North Of Hillcrest House, Stoney Hills, Burnham-On-Crouch, Essex
Proposal	Construct 4 new detached dwellings
Applicant	Messers C Dickens & R Goulding
Agent	N/A
Target Decision Date	23.09.2018
Case Officer	Anna Tastsoglou
Parish	BURNHAM-ON-CROUCH NORTH
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

1.1 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highway Authority	Given that Stoney Hills is classified as a private road, the Highway Authority has no objection to the proposal.	Noted.

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