

MEMBERS' UPDATE

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

07 February 2020

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - MONDAY 10 FEBRUARY 2020

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. **19/01163/FUL - Sun and Anchor, The Street, Steeple** (Pages 3 - 6)
6. **19/01181/FUL - Mangapp Manor, Southminster Road, Burnham-on-Crouch**
(Pages 7 - 8)
8. **19/01214/OUT - Land at Bellsgate, Maldon Road, Latchingdon** (Pages 9 - 10)

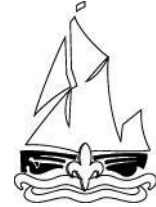
Yours faithfully



Head of Paid Service

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**CIRCULATED AT
THE MEETING**



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

to
SOUTH EASTERN AREA PLANNING COMMITTEE
10 February 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	19/01163/FUL
Location	Sun and Anchor, The Street, Steeple
Proposal	Demolition of the Sun & Anchor Public House and erection of 6 dwelling houses
Applicant	Gray & Sons (Chelmsford) Ltd
Agent	Mr Mark Jackson
Target Decision Date	06.02.2020
Case Officer	Anna Tastsoglou & Devan Hearnah
Parish	STEEPLE
Reason for Referral to the Committee / Council	Member Call In Councillor M W Helm – Policy E3

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations

Name of Parish / Town Council	Comment	Officer Response
Archaeology	The site is located within the historic settlement of Steeple, adjacent to a listed pair of 17 th century cottages. There is the possibility for the presence of archaeological remains associated with the early development of the settlement, particularly along the road frontage and therefore, conditions regarding the submission	Comments noted. Should permission be granted, the suggested conditions would have been imposed.

Name of Parish / Town Council	Comment	Officer Response
	of an archaeological assessment and implementation are suggested.	
Tree Consultant	No objection to the proposed removal of the front trees, should the new planting be provided and retained. There is also scope of new planting elsewhere in the site and thus, a robust landscaping scheme should be conditioned to enhance amenity and wildlife.	Comments noted. Should permission be granted, the suggested condition would have been imposed.

7.4 Representations received from Interested Parties (*summarised*)

- 7.4.1 Two letters were received **commenting** to the application and are summarised as set out in the table below:

Objection Comment	Officer Response
The replacement of the pub with a similar new venue would have been welcomed and this would have offered more opportunities to the public.	Comment noted and discussed in section 5.1 of the report.
Concerns regarding highway safety and access to the nearby cottages.	Comment noted and discussed in section 5.6 of the report.
Concerns regarding close proximity of the development to Sun Cottage.	Comment noted and discussed in sections 5.4 and 5.5 of the report.
The representative is pleased that any development would be subject to a programme of archaeological investigation.	Comment noted.
Concerns regarding surface water and foul drainage.	Comments noted. Should permission be granted, these matters would have been secured by condition.
The representative is pleased that noise pollution and working hours have been	The comments. These matters are controlled from the Council's Environmental Health Team.

Objection Comment	Officer Response
considered.	
Concerns regarding parking provision.	Comment noted and discussed in section 5.6 of the report.

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REPORT of DIRECTOR OF SERVICE DELIVERY

to
SOUTH EASTERN AREA PLANNING COMMITTEE
10 February 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	19/01181/FUL
Location	Mangapp Manor, Southminster Road, Burnham-On-Crouch
Proposal	Construction of outbuilding for storage of classic cars and motorcycles. Formal removal of additional use of property as a wedding venue.
Applicant	Mr Mark Sadleir
Agent	Mr Michael Lewis – Bailey Lewis
Target Decision Date	10/02/2020
Case Officer	Louise Staplehurst
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Major Application Member Call In by Councillor Stamp Reason: D1

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Representations received from Interested Parties

2 Letters of support have been received.

Supporting Comment	Officer Response
Surprised the application is recommended for refusal.	Comments noted. No amendments have been made from the previously refused application.
The proposal will have no harmful impact on neighbours – the removal of the wedding venue use would be a benefit.	Comments noted. No objection has been raised to the removal of the wedding venue use.
Why is the building objected to? It will be screened by vegetation.	Comments noted. See section 5.2.
The proposal is adjacent to the boundary of the formal garden and the argument about this seems pointless.	Comments noted. See section 5.1.

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**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
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10 February 2020

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	19/01214/OUT
Location	Land At Bellsgate, Maldon Road, Latchingdon
Proposal	Proposed detached dwelling.
Applicant	Mr Fred Dash
Agent	Mr Paul Harris
Target Decision Date	11/02/2020
Case Officer	Louise Staplehurst
Parish	LATCHINGDON
Reason for Referral to the Committee / Council	Member Call In – Councillor Mrs P A Channer Reason – LDP policies relating to Sustainable Development, Design Quality and the Built Environment, Settlement Boundaries and the Countryside and Replacement Dwellings.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 External Consultees

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Highway Authority	No objections	Comments noted.

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