

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY,  
PERFORMANCE AND  
GOVERNANCE  
DIRECTOR OF STRATEGY, PERFORMANCE  
AND GOVERNANCE  
Paul Dodson

07 July 2020

Dear Councillor

### **SOUTH EASTERN AREA PLANNING COMMITTEE - WEDNESDAY 8 JULY 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.

6. **20/00360/FUL - The Bank House, 10 Station Road, Southminster** (Pages 3 - 6)
7. **20/00375/FUL - Land Rear of 148 Station Road, Burnham on Crouch** (Pages 7 - 8)

Yours faithfully



Director of Strategy, Performance and Governance

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**CIRCULATED  
BEFORE THE  
MEETING**



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

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
8 JULY 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>20/00360/FUL</b>
<b>Location</b>	The Bank House, 10 Station Road, Southminster
<b>Proposal</b>	Change of use from office use class B1a to residential class C3 to create 5 residential units, involving partial demolition of rear wing to create parking, cycle and refuse storage space and construct first floor extension.
<b>Applicant</b>	Mr Ellis Wiseman – Wiseman Properties Ltd
<b>Agent</b>	Mr David Taylor – AFT Design (Architects)
<b>Target Decision Date</b>	30.06.2020 EOT 10.07.2020
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>SOUTHMINSTER</b>
<b>Reason for Referral to the Committee / Council</b>	Member call in by Councillor A S Fluker Reason: S3 Place Shaping, D1 Design Quality and Built Environment, D3 Heritage Assets, H4 Effective Use of Land

**2. SITE MAP**

- 2.1 The incorrect site map has been included in the report. The correct site map is shown below.



### 3. **SUMMARY**

#### 3.1 **Proposal**

3.1.12 The agent has stated that the applicant is willing to enter into a signed written agreement to make the payment of £122.30 in relation to RAMS.

### 7. **CONSULTATIONS AND REPRESENTATIONS RECEIVED**

#### 7.2 **External Consultee** (*summarised*)

<b>Name of External Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Tree Consultant	Low quality Sycamore along the boundary that has no wider public amenity value. All other trees are unlikely to be impacted.	Comments noted.

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8 JULY 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>20/00375/FUL</b>
<b>Location</b>	Land Rear of 148 Station Road, Burnham-on-Crouch
<b>Proposal</b>	Proposed change of use from Class B1 and B2 to Class C3, demolition of existing dilapidated industrial building and erection of 4 new residential dwelling houses, ancillary development and landscaping
<b>Applicant</b>	Mr Levy - Countryside Style Ltd
<b>Agent</b>	Chris Wragg - Arcady Architects Ltd
<b>Target Decision Date</b>	17.06.2020 EOT 22.07.2020
<b>Case Officer</b>	Julia Sargeant
<b>Parish</b>	<b>BURNHAM SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member call in by Councillor V J Bell. Reasons for call in: <ul style="list-style-type: none"> <li>• Maldon District Council (MDC) Local Development Plan (LDP) policies H2 and H4 (1,2,4,5 and 7)</li> <li>• Burnham Town Council (BTC) Neighbourhood Development Plan (NDP) policies HO1 and EN2</li> <li>• Strategic Housing Market Assessment (SHMA) – local need</li> <li>• MDC parking Supplementary Planning Document (SPD)</li> </ul>

**5.10 Ecology regarding development within the zone of influence (ZoI) for the Essex Coast Recreational Avoidance Mitigation Strategy (RAMS).**

5.10.8 The developer has signed and submitted a legal agreement to secure the required contribution of £125.58 per dwelling in relation to the RAMS. Therefore, the impact of the development in this respect is considered to be mitigated.

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
County Highways	No objection subject	Noted and mainly addressed in

<b>Name of Statutory Consultee / Other Organisation</b>	<b>Comment</b>	<b>Officer Response</b>
	to conditions.	<p>section 5.6 of the main report. The existing proposed conditions in section 8 address the majority of the conditions requested by ECC Highways.</p> <p>It is noted that a condition is recommended requiring the access drive to have a width of at least 5 metres for the first 6 metres and to have a dropped kerb. The plans submitted show that the access road would comply with this requirement and the site already benefits from a dropped kerb. Proposed condition number 2 requiring the development to be carried out and retained in accordance with the approved plans therefore covers this.</p>