

MEMBERS' UPDATE

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

01 September 2020

Dear Councillor

SOUTH EASTERN AREA PLANNING COMMITTEE - WEDNESDAY 2 SEPTEMBER 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. **20/00411/FUL - Land South of Red Lyons Lodge, Burnham Road, Latchingdon, Essex** (Pages 3 - 4)
6. **20/00452/FUL - Millfields Caravan Park, Millfields, Burnham-on-Crouch** (Pages 5 - 6)
9. **20/00552/FUL - 1 Stones Park, Stoney Hills, Burnham-on-Crouch** (Pages 7 - 8)
10. **20/00577/FUL- Land Adjacent 20 Chapel Lane, Tillingham** (Pages 9 - 10)

Yours faithfully



Head of Paid Service

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**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
2 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	20/00411/FUL
Location	Land South Of Red Lyons Lodge, Burnham Road, Latchingdon, Essex
Proposal	New dwelling with cart lodge garage
Applicant	Mr Baldock
Agent	Mr Sebastian Walsh - Hibbs And Walsh Associates Ltd
Target Decision Date	04.09.2020
Case Officer	Annie Keen
Parish	Latchingdon
Reason for Referral to the Committee / Council	Departure from the Local Plan 2005

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties

7.4.1 A letter of support has been received.

Supporting Comment	Officer Response
The application has been advertised as not according with the development plan, but it is not for a new dwelling, it is for a replacement dwelling. The bungalow on site has already been demolished and work to establish a new driveway have already been made, improving the appearance of the site.	The bungalow that occupied the site has been demolished and therefore an application cannot be made for a replacement dwelling. The site is situated outside the defined development boundary for Latchingdon and therefore is considered as a departure from the Local Plan. For further details please see Section 5 of the report.

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2 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	20/00452/FUL
Location	Millfields Caravan Park, Millfields, Burnham-on-Crouch
Proposal	Removal of condition 6 (wintering bird period) on approved planning permission FUL/MAL/18/00381 (Erection of building to be used as offices, shop, shower/toilet facilities, spa, pool facilities and gym, formation of hardstanding to be used as road and parking and enhanced landscaping, in association with an existing caravan site)
Applicant	Birch's Leisure Parks Ltd
Agent	Mr Philip Kratz – GSC Solicitors LLP
Target Decision Date	09.09.2020
Case Officer	Devan Hearnah
Parish	Burnham South
Reason for Referral to the Committee / Council	Council Owned Land

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.4 Representations received from Interested Parties

7.4.1 A letter of objection has been received.

Objecting Comment	Officer Response
Consideration must be given to the uniqueness of the area and its surroundings. Since the closure of the previous caravan site the area has become a natural habitat for a wide variety of bird and animal species and these habitats should not be changed or destroyed.	The previous approval grants the principle of the development. Therefore, the determining factor in this application is solely whether condition 6 of 18/00381/FUL should be removed. The Ecological Consultant has highlighted that the removal of the condition would not result in repeated disturbance to the wintering birds – see section 5.2 of main report.

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2 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	20/00552/FUL
Location	1 Stones Park, Stoney Hills, Burnham-On-Crouch
Proposal	S73A application for two dwellings: alterations to rear elevation of plot 1 and 2 for planning permission ful/mal/16/00408 including hip to gable on plot 1 and window to bedroom and second storey extension to plot 2. Change of roof on garages from hip to gable and internal layouts generally.
Applicant	Mr Darren Daniel - Cosy New Homes
Agent	Mr Neil Cooper - Signature Group Tm Ltd
Target Decision Date	04.09.2020
Case Officer	Louise Staplehurst
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from Local Plan 2017

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Council

Name of Parish / Town Council	Comment	Officer Response
Burnham Town Council	Support	Comments noted

7.4 Representations received from Interested Parties

8.5.1 A further letter of objection has been received.

Objecting Comment	Officer Response
No proposed plans are on the website – they are the same as the original application	The proposed plans are on the website and show the amendments as set out in paragraph 3.1.4.

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2 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	20/00577/FUL
Location	Land Adjacent 20 Chapel Lane, Tillingham
Proposal	Two new dwellings and associated works.
Applicant	Mr Mike Otter – GPO Designs Ltd
Agent	N/A
Target Decision Date	04.09.2020
Case Officer	Louise Staplehurst
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In by Councillor A S Fluker Reason: policies D1, D3, H4 – Backland and Infill Development

5.7 Impact on European Designated Sites

5.7.4 A unilateral undertaking has been submitted by the agent, which is currently being checked by the Council's legal team.

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED

8.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
County Highways	No objections subject to a condition ensuring the public's rights and ease of passage over footpath 14 remains unobstructed.	Comments noted. This condition has been included.
Natural England	The site falls within the scope of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.	Comments noted. See section 5.7.

8.4 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No comments	Noted.
Conservation Officer	The site lies outside the Tillingham Conservation Area. The proposal will not impact the setting of the conservation area, due to the nature of the development and the distance from the conservation area.	Comments noted.

8.5 Representations received from Interested Parties

8.5.1 A further letter of objection has been received.

Objecting Comment	Officer Response
Overdevelopment – a single house is all the site can take.	Comments noted. See section 5.3.
Unmade road cannot take the number of cars two dwellings could produce.	Comments noted. No concerns were raised in the previous application regarding the unmade road and therefore it is not reasonable to raise this as a concern in this application. Furthermore, it is not considered that the cars resulting from two dwellings would result in harm to highway safety.