



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
16th JULY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/18/00230
Location	Asheldham Pit, Southminster Road, Asheldham, Essex
Proposal	Erection of an education centre, tea room, 6x holiday log cabins, 1x staff/workers accommodation, 1x welfare cabin, 6x fish breeding pods and associated hard-standing, parking and access point.
Applicant	Mrs Lisa Brown
Agent	Mr Chris Moore - Plainview Planning LTD
Target Decision Date	31 st July 2018
Case Officer	Anna Tastsoglou
Parish	Asheldham
Reason for Referral to the Committee / Council	Major Application Member Call In The item has been called in by Cllr Dewick on the grounds of public interest.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Economic Development	The Economic Development Department originally raised no objection to the development. However, following further consideration, updated comments were received supporting the Officer's concerns regarding the current business viability	Comments noted.

Name of Internal Consultee	Comment	Officer Response
	<p>and business plan.</p> <p>Although no objection is raised to this proposal in principle, this application requires further evidence within the business plan to support projections for business viability.</p>	
Coast and Countryside Officer	<p>Object to the application due to the absence of a species survey to inform the site layout and management plan.</p> <p>The applicant should note that although they have a felling licence, legislation in relation to protected species still applies and they are strongly advised not to make use of that licence before their species surveys are completed and the management plans written.</p> <p>With regard to the impact of the development on the public rights of way, it is argued that there is more than a negligible effect from the views into the car-park and that there would be more than <i>‘glimpsed visibility of a few vehicles’</i> at some points.</p>	<p>Comments noted and generally addressed within the ‘Design and Impact on the Character of the Area’ and ‘Ecology and Trees’ sections of the report.</p>

1.1 Representations received from Interested Parties

7.4.1-7.4.3

An additional seven letters have been received following the publication of the Officer’s Report, from which three were objecting to the proposal, one was raising comments and three were in support of the development. These are summarised below:

Objection Comment	Officer Response
The welcome centre should be located near to the main car parking area thereby avoiding using Rushes Lane for access.	These are very similar comments with those previously raised and are all addressed within the main body of the report.
An increase in traffic on Rushes Lane, which is unsuitable for the volume of traffic would have a detrimental impact on the wildlife and the environment and on the neighbours' privacy and enjoyment of their properties.	
A condition restricting the use of Rushes lane should be imposed, should permission is granted.	

Comment	Officer Response
No objection to the proposed development. If the application is approved a condition restricting deliveries and traffic movement along Rushes Lane is requested to be imposed, to reduce the adverse impact from traffic and vehicle movements along the unmade road.	Comment noted and addressed in section 5.4 of the report.

Support Comment	Officer Response
The development would support tourism and employment.	All matters raised are very similar to those previously raised and are all addressed within the main body of the report.
The site would be a nice place to visit.	
The development would be a benefit to other local businesses.	
The development would save the wildlife	

Support Comment	Officer Response
site.	
The proposed development would reduce the need for travelling to reach such facility.	
The development would be a great benefit to the younger community, older people and other visitors.	