

**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**

<b>Application Number</b>	<b>FUL/MAL/17/01480</b>
<b>Location</b>	Land Rear Of 148 Station Road, Burnham-On-Crouch, Essex
<b>Proposal</b>	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
<b>Applicant</b>	Mr Ben Levy – Countryside Style Ltd
<b>Agent</b>	Heather Organ – Arcady Architects Ltd
<b>Target Decision Date</b>	14.09.2018
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>BURNHAM-ON-CROUCH SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	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.

<b>Objection Comment</b>	<b>Officer Response</b>
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	

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<b>Objection Comment</b>	<b>Officer Response</b>
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.