

**CIRCULATED PRIOR TO
THE MEETING**



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

**to
COUNCIL (EXTRAORDINARY)
31 JANUARY 2019**

MEMBERS' UPDATE

AGENDA ITEM NO. 4

Application Number	OUT/MAL/18/00443
Location	Land North West of 2 Maldon Road, Burnham-On-Crouch, Essex
Proposal	Create retirement community consisting of 103No. one, two and three-bedroom bungalows (class C.3), 70 bedroom two-storey care home building (class C.2) and 55 bedroom two-storey assisted living apartment building (class C.3) including affordable housing. Erect ancillary community centre, 8No. shops (class A.1) with 8No. workers apartments over in two-storey building, two-storey medical centre (GP, dental, optician, and dispensing chemist), and construct single-storey office and Maintenance Buildings. Lay Out Amenity and Sports Facilities Including Outdoor Swimming Pool, tennis courts, allotments and open spaces. Lay out estate roads, footpaths and surface water drainage infrastructure including swales and detention Basin. Form vehicular and pedestrian accesses onto B1010 Maldon Road and Tinkers Hole, and create associated hard and soft landscaping
Applicant	Mr Jamie Moccock - Think Green Land Ltd
Agent	Mr Stewart Rowe - The Planning And Design Bureau Ltd
Target Decision Date	15 February 2019
Case Officer	Anna Tastsoglou
Parish	BURNHAM-ON-CROUCH
Reason for Referral to the Committee / Council	Major Application. This application is presented before Members of Full Committee as it is of strategic and corporate merit and because there is a Planning Performance Agreement in place.

16 CONSULTATIONS AND REPRESENTATIONS RECEIVED (PAGES 48 - 62)

16.4 Representations received from Interested Parties (*summarised*)

16.4.1 **13** additional letters were received **objecting** to the application following publication of the Officer Report. Ten of the additional letters submitted are in a pro-forma basis, which was previously submitted by various objectors and the comments raised are summarised in the officer report. Apart from the comments included in the pro-

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forma letter and those that have already addressed in the Officer report, other comments raised by the objectors are summarised in the table below:

Objection Comment	Officer Response
Burnham is in full capacity in terms of housing. The land should remain arable land.	These matters are addressed on the 'principle of development' section of the report.
There would be no benefit from the proposed outdoor swimming pool.	
The development is unsuitable for the area.	
Two and three-bedroom houses can be family homes.	It is noted that the proposed development would target people over 55 years of age. Further explanation in relation to the housing mix is provided at section 7 of the Officer Report.
Concerns are raised in relation to the level of occupancy of the proposed care home and independent living element.	These matters are addressed on the 'principle of development' section of the report.
The proposed jobs would not be a great benefit to the local community.	
Concerns raised in relation to the way that the service changes for both affordable and market housing would be covered.	The service charges matter in relation to the affordable housing element of the development would be secured through the S106 agreement. The way of coverage of the service charges for the market housing does not differ from any conventional housing and it is not a material planning consideration.
Concerns regarding the impact of the development on the NHS capacity.	These matters are addressed on the 'principle of development' section of the report.
Concerns are raised regarding the accessibility of the proposed facilities to existing local residents.	It is noted that there is no restriction in relation to the access and use of the proposed facilities.
Concerns are raised in relation to the potential use broadband, which has been conditioned to be provided on site, for online purchases.	The provision of such infrastructure and services is Policy I1 requirement for all new development. In any event the use of broadband is not a material planning consideration.
A self-sufficient community would not be beneficial to Burnham	Addressed within the Officer Report.
Objections raised have been ignored.	It is noted that all comments raised by consultees and neighbours have been taken into consideration, summarised and addressed within the Officers Report and the current Member's update.

16.4.2 **Four additional** letters were received following the publication of the Officer’s Report **in support** of the application and the reasons for support are summarised as set out in the table below:

Objection Comment	Officer Response
There is a shortfall of homes and care homes for an aging population.	Comments noted.
There are no suitable or affordable rooms in residential care homes for older people.	
Retirement communities are vital to positively prolonging the life of elder people.	
The site would be a specialist medical centre, removing the need to travel further away from Burnham.	

16.4.3 It is noted that during the process of the application additional details in relation to the ability of the local horse riders to access the site and regarding provision of additional bus services have been submitted by the applicant and are summarised below:

- It is noted that applicant is willing to continue permitting the access of horse riders to the proposed new perimeter path of the site. It is also confirmed that an inclusive community is promoted and the existing residents would be able to access the site and use the facilities wherever appropriate. It is suggested that to ensure the above, the applicant is willing to accept a condition for the details of the perimeter path to be agreed in writing by the Local Planning Authority (LPA) and also enter to a Section 106 (S106) agreement to secure the provision of a mechanism to ensure that access is maintained in perpetuity. **[Officer comment:** Although it is positive that the applicant is willing to agree a condition and enter to a S106 agreement with LPA to secure access of horse riders to perimeter path of the site, it is noted that Officers do not consider this as a necessary requirement to make the development acceptable in planning terms. This is because the current use of the site is informal, given that there is no designated horse riding route that would be lost by the proposed development. However, if Members are of the view that such condition and obligation is necessary to make the development acceptable, then it is up to their jurisdiction to impose the condition.]
- It has been confirmed that the applicant has been consulting with the Dengie daRT bus service and it can be confirmed that the site is accessible by a ‘phone and book’ bus service. Other existing services can and will be extended to reach the proposed bus stop created within the so that direct access to other conventional bus services, railway stations and hospitals, in addition to the centre of towns such as Maldon, Burnham-on-Crouch, and Chelmsford. It is also advised that the proposed new community may provide an increase in passenger numbers to make the existing route Service 33 (Sundays only), which is likely to stop operating, again viable. **[Officer Comment:** The points raised by the application area noted. Regardless of the abovementioned additional bus services, the accessibility of the site has been assessed and found to be acceptable.]