

**CIRCULATED AT  
THE MEETING**



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

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to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
17 JUNE 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>19/00458/FUL</b>
<b>Location</b>	Land Adjacent 9 St Peters Court, Bradwell-on-Sea
<b>Proposal</b>	Erection of 2No. detached 4 bedroom dwellings
<b>Applicant</b>	Great Canney Developments Ltd
<b>Agent</b>	Raymond Stemp Associates
<b>Target Decision Date</b>	21.06.2019
<b>Case Officer</b>	Devan Lawson
<b>Parish</b>	<b>BRADWELL-ON-SEA</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the Local Plan 2017

**2. SITE MAP**

- 2.1 The site map included within the agenda does not show the whole application site. Please refer to the below map for the full application site.



## 5. **MAIN CONSIDERATIONS**

### 5.9 **Pre-Commencement Conditions**

- 5.9.1 The applicants agent has agreed to the proposed pre-commencement conditions in an email dated 06<sup>th</sup> June 2019.

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

- 7.1.1 **1 further** letter has been received **objecting** to the application, resulting in **4** letters of objection. The further reasons for objection, which have not been raised previously are summarised as set out in the table below:

<b>Objection Comment</b>	<b>Officer Response</b>
Proposal represents a cramped form of development and unacceptable increase of urban sprawl. The site plans do not include garage, which is unusual for properties of this scale, and is uncharacteristic of the existing properties. If they are added at a further date they will increase the harm and will result in overcrowding. This was a key factor in the refusal of 17/00409/FUL.	The design, scale, bulk and siting of the proposal is addressed at section 5.3 of the Committee Report.  Whilst a condition could be imposed preventing the construction of outbuildings under permitted development. This would not be considered reasonable or necessary as the limits set out within the Town and Country (General Permitted Development) Order 2015 (as amended) Schedule 2, Part 1, Class E, would prevent demonstrable harm on the character and appearance of the area or neighbouring amenity.
The dwellings share one narrow entrance which is not characteristic of St Peter's Court.	The design, scale, bulk and siting of the proposal is addressed at section 5.3 of the Committee Report. Whilst the entrance would serve two dwellings, other than No.8 to the east of the application site, the neighbouring accesses tend to be as narrow as the access to the proposed dwellings.
Driveways should not be used as turning areas for heavy goods vehicles.	A condition requiring a construction management plan has been included which will address this.
If permission is granted a 1.8m close boarded fence should be erected along the eastern boundary for privacy purposes.	Boundary Treatments can be addressed via the landscaping condition as discussed at paragraph 5.8.1
Conditions are required for: <ul style="list-style-type: none"><li>- Working hours</li><li>- Works traffic parking and manoeuvring.</li></ul>	A condition relating to construction management has been proposed. However, the burning of waste and working hours would be dealt with via

Objection Comment	Officer Response
<ul style="list-style-type: none"> <li>- Prohibit bonfires</li> <li>- Prohibit access into neighbouring properties.</li> </ul>	<p>other legislation.</p> <p>Entering neighbouring properties without permission is a civil matter that cannot be dealt with through the planning process.</p>