



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

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE**  
**10 February 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>19/01163/FUL</b>
<b>Location</b>	Sun and Anchor, The Street, Steeple
<b>Proposal</b>	Demolition of the Sun & Anchor Public House and erection of 6 dwelling houses
<b>Applicant</b>	Gray & Sons (Chelmsford) Ltd
<b>Agent</b>	Mr Mark Jackson
<b>Target Decision Date</b>	06.02.2020
<b>Case Officer</b>	Anna Tastsoglou & Devan Hearnah
<b>Parish</b>	<b>STEEPLE</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In Councillor M W Helm – Policy E3

**7      CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.2      Statutory Consultees and Other Organisations**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Archaeology	The site is located within the historic settlement of Steeple, adjacent to a listed pair of 17 <sup>th</sup> century cottages. There is the possibility for the presence of archaeological remains associated with the early development of the settlement, particularly along the road frontage and therefore, conditions regarding the submission	Comments noted. Should permission be granted, the suggested conditions would have been imposed.

Name of Parish / Town Council	Comment	Officer Response
	of an archaeological assessment and implementation are suggested.	
Tree Consultant	No objection to the proposed removal of the front trees, should the new planting be provided and retained. There is also scope of new planting elsewhere in the site and thus, a robust landscaping scheme should be conditioned to enhance amenity and wildlife.	Comments noted. Should permission be granted, the suggested condition would have been imposed.

#### 7.4 Representations received from Interested Parties (*summarised*)

- 7.4.1 Two letters were received **commenting** to the application and are summarised as set out in the table below:

Objection Comment	Officer Response
The replacement of the pub with a similar new venue would have been welcomed and this would have offered more opportunities to the public.	Comment noted and discussed in section 5.1 of the report.
Concerns regarding highway safety and access to the nearby cottages.	Comment noted and discussed in section 5.6 of the report.
Concerns regarding close proximity of the development to Sun Cottage.	Comment noted and discussed in sections 5.4 and 5.5 of the report.
The representative is pleased that any development would be subject to a programme of archaeological investigation.	Comment noted.
Concerns regarding surface water and foul drainage.	Comments noted. Should permission be granted, these matters would have been secured by condition.
The representative is pleased that noise pollution and working hours have been	The comments. These matters are controlled from the Council's Environmental Health Team.

<b>Objection Comment</b>	<b>Officer Response</b>
considered.	
Concerns regarding parking provision.	Comment noted and discussed in section 5.6 of the report.