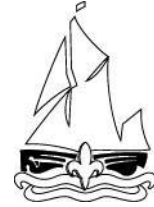


**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

to  
**DISTRICT PLANNING COMMITTEE**  
**3 JUNE 2020**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>20/00387/RES</b>
<b>Location</b>	Land North West of 2 Maldon Road, Burnham-on-Crouch
<b>Proposal</b>	Reserved matters application for the approval of appearance, landscaping and scale on approved planning application OUT/MAL/18/00443 (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. key 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)
<b>Applicant</b>	Mr Jamie Moccock – Think Green Land Limited
<b>Agent</b>	Mr Stewart Rowe – The Planning & Design Bureau Limited
<b>Target Decision Date</b>	16.07.2020
<b>Case Officer</b>	Devan Hearnah
<b>Parish</b>	<b>Burnham North</b>
<b>Reason for Referral to the Committee / Council</b>	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.

### 3. SUMMARY

#### 3.1 Proposal / brief overview, including any relevant background information

3.1.15 The proposed development would include fourteen bungalow types which are summarised as follows:

Reference	Bedrooms	Width	Depth	Eaves Height	Ridge Height
Bungalow Type 1 A-M	1	11.5m	11.3m (max)	2.4m	5.5m
Bungalow Type 1-A-F	1	11.5m	11.3m (max)	N/A flat roof	4.2m (max)
Bungalow Type 1-A-P	1	11.5m	11.3m (max)	2.4m	5.2m
Bungalow Type 1-B-F	1	11.5m	11.5m (max)	N/A flat roof	4.2m (max)
Bungalow Type 1-B-M	1	11.6m	11.5m (max)	2.9m	5.9m
Bungalow Type 1-B-P	1	11.5m	11.6m (max)	2.4m	5.5m
Bungalow Type 1-A-P	1	11.5m	11.1m (max)	2.7m	5.3m (max)
Bungalow Type 2-A-M	2	13.9m	11.8m (max)	2.7m	5.9m
Bungalow Type 2-A-P	2	13.9	11.8m (max)	2.4m	5.6m
Bungalow Type 2-B-F	2	14m	11.7m (max)	N/A flat roof	4.2m (max)
Bungalow Type 2-B-P	2	14m	11.7m (max)	2.7m	5.5m
Bungalow Type 2-B-M	2	14m	17.7m (max)	2.8m	5.9m
Bungalow Type 3-A-M	3	15.1m	12.5m (max)	4.1m (max)	5.8m
Bungalow Type 3-A-P	3	15.1m	12.5m	2.7m	5.7m

## 7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

### 7.4 Representations received from Interested Parties

7.4.1 An additional letter of objection has been received, equalling a total of **six** objection letters. The points raised do not raise any new material planning considerations but for clarity the reasons for objection have been summarised below:

<b>Objection Comment</b>	<b>Officer Response</b>
The site is agricultural land	The principle of the development was established at the Outline Planning Stage and is not a consideration for this application.
Burnham has too many new housing estates without thought given to infrastructure. The existing sewage works cannot cope	Drainage is addressed at section 5.7 of the Committee report.  Impacts on Infrastructure were considered at the Outline Planning stage
Carers and visitors to the site will impact on the existing traffic problem	This was addressed at the Outline Planning Stage and is not a consideration for reserved matters.
It would be a 'blot' on the landscape	The level of development has not increased from that which was agreed at the Outline Planning Stage. Please also refer to section 5.4 of the Committee Report.

## 8. PROPOSED CONDITIONS

2 The development hereby permitted shall be carried out in accordance with the following approved plans:

- 461-P03 REV E
- 461-P04 REV A
- 191450-003
- 6681-1105-P2
- 6681-1106-P1
- 6524-1101-PL1
- 6681-1107-P2
- 6681-1108-P1
- 6681-1113-P2
- 6681-1114-P1
- 6681-1115-P2
- 6681-1116-P2
- 6681-1117-P1
- 6681-1121-P1
- 6681-1141-P1
- 6681-1161-P1
- 6681-1181-P1
- 6681-1201-P2
- 6681-1202-P2
- 6681-1203-P2
- 6681-1204-P2
- 6681-1205-P2
- 6681-1210-P2
- 6681-1211-P2
- 6681-1213-P2
- 6681-1214-P2
- 6681-1215-P2
- 6681-1216-P2
- 6681-1217-P2
- 6681-1218-P2
- 6681-1219-P2
- 6681-1301-P2
- 6681-1302-P2
- 6681-1303-P2
- 6681-1304-P2
- 6681-1305-P2

- 6681-1306-P2
- 6681-1307-P2
- 6681-1308-P2
- 6681-1310-P2
- 6681-1311-P2
- 6681-1312-P2
- 6681-1313-P2
- 6681-1314-P2
- 6681-1315-P2
- 6681-1221-P2
- 6681-1222-P2
- 6681-1241-P2
- 6681-1242-P2
- 6681-1243-P2
- 6681-1261-P2
- 6681-1285-P2
- 6681-1341-P2
- 6681-1342-P2
- 6681-1361-P2
- 1925-WWA-XX-XX-DR-L-0100 REV PL04
- 1925-WWA-XX-XX-DR-L-0101 REV PL01
- 1925-WWA-XX-XX-DR-L-0102 REV PL03
- 1925-WWA-XX-XX-DR-L-0103 REV PL02
- 1925-WWA-XX-XX-DR-L-0104 REV PL02
- 1925-WWA-XX-XX-DR-L-0105 REV PL02
- 1925-WWA-XX-XX-DR-L-0106 REV PL02
- 1925-WWA-XX-XX-DR-L-0107 REV PL01
- 1925-WWA-XX-XX-DR-L-0108 REV PL02
- 1925-WWA-XX-XX-DR-L-0109 REV PL02
- 1925-WWA-XX-XX-DR-L-0111 REV PL01
- 1925-WWA-XX-XX-DR-LP-0300 REV PL01
- 1925-WWA-XX-XX-DR-LP-0301 REV PL03
- 1925-WWA-XX-XX-DR-LP-0302 REV PL02
- 1925-WWA-XX-XX-DR-LP-0303 REV PL02
- 1925-WWA-XX-XX-DR-LP-0304 REV PL02
- 1925-WWA-XX-XX-DR-LP-0305-REV PL02
- 1925-WWA-XX-XX-DR-LP-0306 REV PL01
- 1925-WWA-XX-XX-DR-LP-0307-REV PL02
- 1925-WWA-XX-XX-DR-LP-0308-REV PL02
- 6681-1381-P2
- 6681-1382-P2
- 6681-1383-P2
- 6681-1384-P2
- 6681-1385-P2
- 6681-1386-P2
- 6681-1421-P1
- 6681-1441-P1
- 6681-1461-P1
- 6681-1321-P2
- 6681-1322-P2
- 6681-1323-P2
- 6681-1401-P1
- 461-P01 REV H
- 461-P02 REV F
- 461-P06 REV A
- 461-P07 REV A
- 461-P08 REV A

REASON: To ensure that the development is carried out in accordance with the details as approved.