



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

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
8 JULY 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	20/00375/FUL
Location	Land Rear of 148 Station Road, Burnham-on-Crouch
Proposal	Proposed change of use from Class B1 and B2 to Class C3, demolition of existing dilapidated industrial building and erection of 4 new residential dwelling houses, ancillary development and landscaping
Applicant	Mr Levy - Countryside Style Ltd
Agent	Chris Wragg - Arcady Architects Ltd
Target Decision Date	17.06.2020 EOT 22.07.2020
Case Officer	Julia Sargeant
Parish	BURNHAM SOUTH
Reason for Referral to the Committee / Council	Member call in by Councillor V J Bell. Reasons for call in: <ul style="list-style-type: none"> • Maldon District Council (MDC) Local Development Plan (LDP) policies H2 and H4 (1,2,4,5 and 7) • Burnham Town Council (BTC) Neighbourhood Development Plan (NDP) policies HO1 and EN2 • Strategic Housing Market Assessment (SHMA) – local need • MDC parking Supplementary Planning Document (SPD)

5.10 Ecology regarding development within the zone of influence (ZoI) for the Essex Coast Recreational Avoidance Mitigation Strategy (RAMS).

5.10.8 The developer has signed and submitted a legal agreement to secure the required contribution of £125.58 per dwelling in relation to the RAMS. Therefore, the impact of the development in this respect is considered to be mitigated.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations (*summarised*)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
County Highways	No objection subject	Noted and mainly addressed in

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	to conditions.	<p>section 5.6 of the main report. The existing proposed conditions in section 8 address the majority of the conditions requested by ECC Highways.</p> <p>It is noted that a condition is recommended requiring the access drive to have a width of at least 5 metres for the first 6 metres and to have a dropped kerb. The plans submitted show that the access road would comply with this requirement and the site already benefits from a dropped kerb. Proposed condition number 2 requiring the development to be carried out and retained in accordance with the approved plans therefore covers this.</p>