

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
2 SEPTEMBER 2020**

MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	20/00577/FUL
Location	Land Adjacent 20 Chapel Lane, Tillingham
Proposal	Two new dwellings and associated works.
Applicant	Mr Mike Otter – GPO Designs Ltd
Agent	N/A
Target Decision Date	04.09.2020
Case Officer	Louise Staplehurst
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In by Councillor A S Fluker Reason: policies D1, D3, H4 – Backland and Infill Development

5.7 Impact on European Designated Sites

5.7.4 A unilateral undertaking has been submitted by the agent, which is currently being checked by the Council's legal team.

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED

8.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
County Highways	No objections subject to a condition ensuring the public's rights and ease of passage over footpath 14 remains unobstructed.	Comments noted. This condition has been included.
Natural England	The site falls within the scope of the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy.	Comments noted. See section 5.7.

8.4 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Environmental Health	No comments	Noted.
Conservation Officer	The site lies outside the Tillingham Conservation Area. The proposal will not impact the setting of the conservation area, due to the nature of the development and the distance from the conservation area.	Comments noted.

8.5 Representations received from Interested Parties

8.5.1 A further letter of objection has been received.

Objecting Comment	Officer Response
Overdevelopment – a single house is all the site can take.	Comments noted. See section 5.3.
Unmade road cannot take the number of cars two dwellings could produce.	Comments noted. No concerns were raised in the previous application regarding the unmade road and therefore it is not reasonable to raise this as a concern in this application. Furthermore, it is not considered that the cars resulting from two dwellings would result in harm to highway safety.