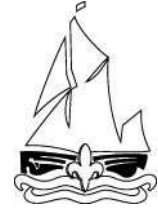


**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**SOUTH EAST AREA PLANNING COMMITTEE
17 FEBRUARY 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	20/01166/FUL
Location	Land South Of Charwood and East of Orchard House, Stoney Hills, Burnham-On-Crouch
Proposal	Construct cul-de-sac road with turning head and vehicular and pedestrian access off Stoney Hills, erect one detached bungalow and garage, lay out parking spaces and garden
Applicant	Mr Burrows - Virium Technology Limited
Agent	Mr Stewart Rowe - The Planning And Design Bureau Ltd
Target Decision Date	22.02.2021
Case Officer	Louise Staplehurst
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Plan 2017 Member call in by Councillor Vanessa J Bell Reason: The proposed dwelling, as a result of its style, design and bulk, would result in a contrived and dominant development which would cause significant and undue harm to the character and the surrounding area. The proposal is contrary to policies S1, S2, D1 and H4 of the LDP. MDC has it's 5-year plus land supply. Overlooking loss of privacy to immediate property. This is an overdevelopment of the site having 53 houses already being approved on Stoney Hills, outside the NDP & LDP allocations. It is outside the development boundary. No difference to previous application.

8.5 Representations received objecting to the application

1 letter of objection has been received which was omitted from the report. A further objection has been received from an initial objector.

Objection Comment (summarised)	Officer Response
Overdevelopment of the area	Comments noted. See section 5.3
Wildlife loss	The plot infills the wider site, which has been cleared for development. It is not considered that the development of the site

	would result in materially worse harm in terms of impact on wildlife.
Traffic concerns	Comments noted. Within appeal decisions for new dwellings in Stoney Hills, Inspectors have <i>not</i> accepted this to be a reason to object to new development in the area. (The officer response within the report should read the same as this, rather than saying this is an accepted reason to object).
Noise nuisance from the development	This is not a material planning consideration and cannot be taken into account when assessing the application.
Concerns over impact on neighbours, including impact on light, privacy	Comments noted. See section 5.4.
The plans inaccurately show where neighbouring sites are located	Amended plans have been received and show the dwelling under construction south of Orchard House
Noise pollution	Noise arising from the residential use of the site is not considered to be at such a level that would justify the refusal of the application.
Proximity between Orchard House and the proposed amenity space	The amenity area is within the southern part of the site and not directly adjacent to Orchard House/
Not sustainable	Please see section 5.8.
Concerns with drainage	Drainage details are required via condition.
Photographs have been submitted to support the objection comments	These are noted, however do not alter the Council's assessment of the application.
Restrictive covenants exist on the site	This is not a planning consideration.