

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**DISTRICT PLANNING COMMITTEE
9 JUNE 2021**

MEMBERS' UPDATE

AGENDA ITEM NO. 7

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	3 May 2021
Case Officer	Louise Staplehurst
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Plan 2017

8. CONSULTATIONS AND REPRESENTATIONS RECEIVED (APPENDIX 1 PAGES 106 – 109)

8.5 Representations received for this application

One further letter of objection has been received (three in total).

Objection Comment (summarised)	Officer response
Highway safety concerns	Within the appeal decisions for new dwellings in Stoney Hills, Inspectors have not accepted this to be a reason to object to new development in the area. See section 5.1 of the report in APPENDIX 1 .
Traffic generation	Within the appeal decisions for new dwellings in Stoney Hills, Inspectors have not accepted this to be a reason to object to new development in the area. See section 5.1 of the report in APPENDIX 1 .
Noise and disturbance from the use	It is not considered that the erection of one dwelling would result in significant concerns relating to noise and disturbance to an extent that would justify the refusal of the application.

Objection Comment (summarised)	Officer response
Loss of trees	Conditions 20 and 21 have been imposed to ensure appropriate protection of the trees and hedges on the site.
Impact on the character of the area – concerns over the design – layout and density	Comments noted. See section 5.3 of the officer report in APPENDIX 1 .
Poor road access and lack of appropriate turning facilities	Within the appeal decisions for new dwellings in Stoney Hills, Inspectors have not accepted this to be a reason to object to new development in the area. See section 5.1 of the report in APPENDIX 1 .