

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**To  
SOUTH EASTERN AREA PLANNING COMMITTEE  
21 JULY 2021**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 5**

<b>Application Number</b>	<b>21/00219/VAR</b>
<b>Location</b>	The Old Clubhouse, The Quay, Burnham-On-Crouch, CM0 8AT
<b>Proposal</b>	Variation of condition 2 (plans) on approved application 20/01080/HOUSE (Proposed single storey rear and side extensions, first floor side extension and balcony overlooking sea, first floor balcony deck above existing rear projections, new decking projection from south and east elevations, and general refurbishment to the existing building including new window and doors) to include iron railings above existing brick sea wall
<b>Applicant</b>	Mr & Mrs Polturak
<b>Agent</b>	Chris Wragg - Arcady Architects Ltd
<b>Target Decision Date</b>	23.07.2021
<b>Case Officer</b>	Hannah Dungate
<b>Parish</b>	<b>BURNHAM-ON-CROUCH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call in by Councillor V J Bell citing the following Policy D1 – Design Quality and Built Environment

**CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.4 Representations received from Interested Parties**

The below letters of representation were received prior to the amended plans having been received, however were missed off the committee report.

**7.4.1 29 Letters of objection have been received**

<b>Objection Comment</b>	<b>Officer Response</b>
Object to the proposal	Comments noted.
The proposal restricts views of the river – concerns over the impact on the character of the conservation area	Comments noted. See section 5.2.
The openness of the slipway deters vandals; the fence would screen their activity from view	This is not a planning consideration.
Harm the maritime heritage of the area	Comments noted. See section 5.2.
Concerns over the method of attaching the fence and the impact on flood risk	No concerns are raised over the method of attaching the fence. The Environment Agency have no objections.

<b>Objection Comment</b>	<b>Officer Response</b>
Alternative materials would be more appropriate	Comments noted. The application can only be assessed on what has been proposed.
Concerns over impact on neighbours and the accessibility for maintenance of neighbouring properties	See section 5.3. Accessibility is a civil matter and is not a material planning consideration.
Concerns over this application setting a precedent	Each application is assessed on its own merits.
The fence could be blown down – impact on health and safety	This is not a material planning consideration.
Alternative security measures should be explored	Comments noted. The application can only be assessed on what has been proposed.
Permission should be obtained from the Environment Agency	The Environment Agency have no objected to the proposal.
Will the flood gate still be usable after the development	The flood gate will remain in situ for use. The Environment Agency have no objected to the proposal.
Concerns over where the site notice was posted on Belvedere Road	The site notice was erected close to the site, in a publicly visible location.
No issues with security, bad behaviour or trespassing in the past	Comments noted.

7.4.2 1 Letter commenting on the application has been received.

<b>Comment</b>	<b>Officer response</b>
Sympathetic to the owner's desire to restrict physical access but wonder if wire netting would be better.	Comments noted. The application can only be assessed on what has been proposed.

7.4.3 13 Letters of support have been received

<b>Supporting Comment</b>	<b>Officer response</b>
Support the application	Comments noted.
The design and materials are in keeping with the character of the area	Comments noted.
The proposal does not impact on views of the area	Comments noted.
Positive impact in terms of health and safety	Comments noted.
Improve security of the area	Comments noted.