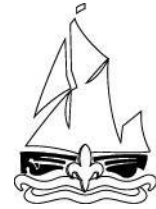


CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

To
**DISTRICT PLANNING COMMITTEE
27 OCTOBER 2022**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	22/00887/OUTM
Location	Land North West of 2, Maldon Road, Burnham-On-Crouch, Essex
Proposal	Outline Application with all Matters of Detail Reserved for Future Determination (Except for Layout and Means of Access to the Site) to Extend Approved Retirement Community to North and East Including Additional Affordable Housing: Erect 203 Dwellings Comprising 143No. One, Two and Three-Bedroom Bungalows, 60No. One, Two, and Three-Bedroom Apartments in Two-Storey Buildings. Lay Out Estate Roads, Footpaths, Vehicle Parking and Surface Water Drainage Infrastructure Including Swales and Detention Basins. Form Public Open Spaces Including Greenway, Orchards and Allotments and Lay out Hard and Soft Landscaping
Applicant	Mr Ian Holloway - Think Green Land Limited
Agent	Mr Stewart Rowe - The Planning and Design Bureau Ltd
Target Decision Date	30.11.2022
Case Officer	Kathryn Mathews
Parish	BURNHAM TOWN COUNCIL
Reason for Referral to the Committee / Council	Major application

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham Town Council	Recommends refusal for the reasons of over development, outside of development area, lack of infrastructure and lack of amenity.	Noted – these issues are covered in the Officer assessment.

7.4 Representations received from Interested Parties

7.4.1 A further **70** letters were received **objecting** to the application and the additional reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
Light spillage/dark skies	Noted
Impact on railway museum – new residents may complain about noise, smoke etc produced which may limit the operation of the museum	Noted but the Specialist – Environmental Health has not raised any concerns regarding the development.
Application reference 20/00097 was refused due to there being no demand for Assisted Living units	Noted but no Assisted Living units are proposed as part of the current application.
The site is of archaeological interest.	This matter can be satisfactorily addressed through the imposition of conditions as recommended by ECC Archaeology.
Retirement villages not where older people want to live and a target for cold callers	Noted
Dwellings would not be affordable	Noted