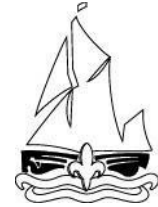


CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

**To
SOUTH EASTERN AREA PLANNING COMMITTEE
15 FEBRUARY 2023**

MEMBERS' UPDATE

AGENDA ITEM NO. 5

Application Number	19/00929/FUL
Location	Dock The Quay Burnham-On-Crouch Essex
Proposal	Removal of various structures and construction of access deck, handrails and jetty to access new access bridge and floating pontoon with support piles to serve 4 no. new houseboat berths with associated mains services to shoreside.
Applicant	Maldon District Council
Agent	John James Associates
Target Decision Date	20.02.2023
Case Officer	Kathryn Mathews
Parish	BURNHAM ON CROUCH
Reason for Referral to the Committee / Council	Council application relating to Council owned land

The following updates to the consultations received and conditions recommended are set out below. It is recommended that the text in red is added to condition 2 to reflect the drawings which have been submitted. It is also recommended that condition 6 is revised to reflect the condition included within the agreed Habitat Regulations Assessment.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Natural England	Concurs with the conclusions of the LPA's Habitat Regulations Assessment i.e. that the proposal will not result in adverse effects on the integrity of any of the designated sites provided	Noted – the relevant mitigation measures would be secured through the conditions recommended.

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	that all mitigation measures are secured. The works will not hinder the conservation objectives of the Marine Conservation Zone or the SSSI as long as they are undertaken in accordance with the information provided and subject to a Construction Environmental Management Plan.	

8. PROPOSED CONDITIONS

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- Drawing Number 1905/01rev.A: Site Location Plan.
- Drawing Number 1905/02rev.B: Block Plan & Existing Site Layout
- Drawing Number 1905/03rev.B: Block Plan & Proposed Site Layout
- Drawing Number 1905/04rev.A: Proposed Elevations & Cross Section.
- Updated Preliminary Ecological Appraisal Report (December 2021)
- Habitat Regulations Assessment Screening Report (October 2021)
- Ecological Statement (July 2022)
- Outline Method Statement (November 2021)
- Flood Risk Assessment (December 2019)

REASON To ensure that the development is carried out in accordance with the details as approved.

6. Details of all means of artificial lighting to be used within the site and measures to minimise light spillage shall be submitted to and approved in writing by the local planning authority prior to any houseboat being occupied. The development shall be carried out only in accordance with the approved details and no other forms of artificial lighting shall be used within the site thereafter.

REASON In order to avoid light spill onto habitats and in the interests of the character and appearance of the rural area within which the site is located, in accordance with the NPPF and Policies D1, N1 and N2 of the Maldon District Approved Local Development Plan.