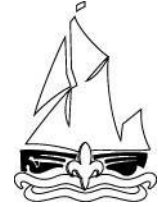


CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
SOUTH EASTERN AREA PLANNING COMMITTEE

26 JULY 2023

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	23/00574/FUL
Location	Land Rear Of Mill Farm, Stoney Hills, Burnham-On-Crouch Essex
Proposal	Construction of 4 chalet-style bungalows
Applicant	Mrs P Green
Agent	Mr O Dickens – Design Designed Ltd
Target Decision Date	02.08.2023
Case Officer	Kathryn Mathews
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the local plan

1 RECOMMENDATION (REVISED)

APPROVE subject to conditions as detailed in Section 8. (the necessary financial contribution towards RAMS has not been paid and so there is now no need for a Section 106 Agreement).

3 SUMMARY

3.1 Proposal / brief overview, including any relevant background information

3.1.4 [corrected] Planning permission is sought for 4 new dwellings, described as chalet-style bungalows, which would consist of 2no. two-bedroom dwellings and 2no. three-bedroom properties. The submission of the current application follows the dismissal of an appeal for the same development (reference 22/00571/FUL) but which was only dismissed due to the Inspector not being satisfied that adequate mitigation in relation to RAMS had been secured. A second appeal (reference 22/00222/FUL) was dismissed at the same time for an additional reason relating to the effect of the proposed development on the living conditions of future occupiers, with particular reference to outlook.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.2 Statutory Consultees and Other Organisations (summarised)

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
ECC Highways	No objections. The information submitted in association with the application has been fully considered by the Highway Authority. The proposal is located on a private road and will not alter the existing access arrangements to the local highway network, therefore, from a highway and transportation perspective the Highway Authority has no objections to this proposal.	Noted.

7.3 Internal Consultees (*summarised*)

Name of Internal Consultee	Comment	Officer Response
Specialist – Environmental Health	No objections raised to the Construction Management Plan submitted.	Noted.