

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
INTERIM HEAD OF PLANNING SERVICES**

**to
SOUTH EASTERN AREA PLANNING COMMITTEE
13 FEBRUARY 2017**

MEMBERS' UPDATE

AGENDA ITEM NO. 10

Application Number	FUL/MAL/16/01441
Location	164 Station Road, Burnham on Crouch
Proposal	Change of use from A1 to A2 with alterations to shop front and side elevations, new signage and demolition on rear ground floor extension
Applicant	Mr B Levy
Agent	Arcady Architects Ltd
Target Decision Date	03/02/17
Case Officer	Nigel Hebden
Parish	Burnham on Crouch
Reason for Referral to the Committee / Council	Departure from the Local Plan Parish Trigger

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7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.3 Representations received from Interested Parties *(summarised)*

Further representation for application FUL/MAL/16/1441

Simon Putnam, Church and Hawes, 156 Station Road, Burnham on Crouch.

- In the report it states that nature of the business is not known. We advise that we know it will be another estate agents (the 6th in Burnham). This is not needed and there is a demand for shop units.
- Risk to customers as they back out of access way.

Comment

The application is for a change of use to A2 (Financial and professional services) which covers a range of possible uses including estate agents. There is no information with the application to state any specific use and issues of perceived need or commercial competition are not material planning considerations of any weight.

The application would create only one additional space and the increase in use of the existing and established driveway would be marginal.