

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
CHIEF EXECUTIVE**

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
22 MAY 2017**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>FUL/MAL/17/00281</b>
<b>Location</b>	Land West Of High House Green Lane Burnham-On-Crouch Essex
<b>Proposal</b>	Erection of a detached stable building to be used for residential in association with the equestrian use of the site.
<b>Applicant</b>	Mr. C. Baker
<b>Agent</b>	Raymond Stemp Associates Ltd.
<b>Target Decision Date</b>	24.05.2017
<b>Case Officer</b>	Spyros Mouratidis, TEL: 01621 875841
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In

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**7.4 Representations received from Interested Parties** (*summarised*)

7.4.1 Letters were received **objecting** to the application from the following and the reasons for objection are summarised as set out in the table below:

- Mr Nigel Bridge Borchardts Green Lane Burnham-On-Crouch
- Mr & Mrs Gough Finbarrs Cottage 40 Green Lane Burnham-On-Crouch
- Mrs Jennie Smith 38 Green Lane Burnham-On-Crouch Essex

<b>Objection Comment</b>	<b>Officer Response</b>
Noise from the building activity	See paragraph 5.3.3 of the report
Noise and smell from equestrian use	See paragraph 5.3.3 of the report
The proposed dwelling will further spoil Green Lane	See section 5 of the report
The site is part of the unspoilt countryside and shall remain as such	See section 5 of the report
The proposed dwelling is too close to the adjoining residential property	See section 5 of the report
The style of the building is not in keeping with the area	See section 5 of the report

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7.4.2 Letters were received **in support** of the application from the following and the reasons for support are summarised as set out in the table below:

- Sharon Baker 8 Mill Green Station Road Burnham On Crouch
- Mr J Booth Oak Lodge Green Lane Burnham-On-Crouch
- Jade Clark 36 Beauchamps Burnham-On-Crouch Essex
- Marc & Mandy Ellis Watkins Lodge Green Lane Burnham-On-Crouch
- Miss J Gibbs Oak Lodge Green Lane Burnham-On-Crouch
- Karen Mardle 10 Ramblers Way Burnham-On-Crouch Essex
- Joanne Olliffe 10 Green Lane Burnham-On-Crouch Essex
- Kate Phillips 1 Hermes Drive Burnham-On-Crouch Essex
- Ann Sims 17 Mangapp Chase Burnham-On-Crouch Essex
- Donna Sims 17 Mangapp Chase Burnham-On-Crouch Essex
- Jema And David Smith Little Johns Farmhouse 44 Green Lane Burnham-On-Crouch
- Richard Swanborough 3 Springfield Road Burnham-On-Crouch Essex

<b>Supporting Comment</b>	<b>Officer Response</b>
The owner is a local businessman and resident, a decent and honourable person	Not a material planning consideration
The stable-like dwelling is appropriate in this locality, the design is unique, it will not be overdevelopment	Please see section 5 of the report
This development is not just for profit, it is a family home	Not a material planning consideration
The proposed dwelling will sustain the equestrian use	Not a material planning consideration
The highway agency has not objected to the proposal	Please see section 5 of the report
Other applications have been approved	Each application has to be determined on its own merits, please see section 5 of the report
The dwelling will have no impact on anyone	Please see section 5 of the report
There will be no increase in traffic as the land is already in use	Please see section 5 of the report
The neighbouring occupiers have not objected to the proposal	Some immediate neighbours have objected. However, whether someone objects or supports is not a material planning consideration. The matters raised within their comments are considered.
Burnham Town Council supports the application	Not a material planning consideration. The matters raised within comments are considered.