

**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
CHIEF EXECUTIVE**

**to  
SOUTH EASTERN AREA PLANNING COMMITTEE  
4 DECEMBER 2017**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>OUT/MAL/17/01107</b>
<b>Location</b>	Land South Of Charwood Stoney Hills Burnham-On-Crouch Essex
<b>Proposal</b>	Proposed construction of 5 bungalows
<b>Applicant</b>	Think Green Energy Ltd
<b>Agent</b>	Cussen Construction Consultants
<b>Target Decision Date</b>	18 <sup>th</sup> December 2017
<b>Case Officer</b>	Anna Tastsoglou
<b>Parish</b>	<b>BURNHAM NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the Local Development Plan 2017 Previous Committee Decision

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.1 Representations received from Parish / Town Councils**

<b>Name of Parish / Town Council</b>	<b>Comment</b>	<b>Officer Response</b>
Burnham On Crouch Town Council	Object to the proposal for the following reasons: <ul style="list-style-type: none"><li>• does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan &amp; BTC's Approved Neighbourhood Development Plan</li><li>• is outside the development envelope</li><li>• represents back land</li></ul>	Comments noted and addressed in section 5 of the report.

Name of Parish / Town Council	Comment	Officer Response
	development <ul style="list-style-type: none"> <li>• represents a further reduction in the rural nature of this area</li> <li>• adds to the existing vehicle movement problems associated with this unmade unadopted highway and its feeder Mill Road.</li> </ul>	

#### 7.4 Representations received from Interested Parties

7.4.1 An additional letter was received by Lynda Jackson, Anson, Stoney Hills Burnham-on-Crouch CM08QA **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
The proposed works would result in overlooking and loss of privacy	Please refer to section 5.3 of the officers' report. It is also noted that the impact of the development in the residential amenity would be fully assessed at a reserve matters stage.
Noise and disturbance during construction.	An informative has been added as a reminder that nuisance during construction should be controlled.
Concerns regarding the sale of the neighbouring dwellings.	Comments are noted; however, sales value of a property is not a material planning consideration.
Impact on the wildlife.	The presence of protected species on site was previously assessed as part of an appeal and it did not considered to be an appropriate reason for refusal.
Overdevelopment of Stoney Hills.	Please refer to section 5.1 of the officers' report.