

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
CHIEF EXECUTIVE**

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

MEMBERS' UPDATE

AGENDA ITEM NO. 9

Application Number	OUT/17/01123
Location	Land To The Rear Of 60A Maldon Road, Burnham-On-Crouch, Essex
Proposal	Proposed erection of 6 residential dwellings and ancillary works with shared surface access off Green Lane and pedestrian/ cycle link to Maldon Road.
Applicant	Dr Hamid Latif
Agent	Mr David Devries
Target Decision Date	24 th November 2017
Case Officer	Anna Tastsoglou
Parish	BURNHAM NORTH
Reason for Referral to the Committee / Council	Departure from the Local Development Plan 2017

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Burnham On Crouch Town Council	<p>Object to the proposal for the following reasons:</p> <ul style="list-style-type: none"> • does not comply with the provisions for "Windfall Sites" in MDC's Approved Local Development Plan & BTC's Approved Neighbourhood Development Plan • is outside the 	<p>Comments noted and addressed in section 5 of the report.</p> <p>It is noted that the Highways Authority has been consulted and raised no objection to the proposal.</p>

Name of Parish / Town Council	Comment	Officer Response
	<p>development envelope</p> <ul style="list-style-type: none"> • represents back land development • represents a further reduction in the rural nature of this area • adds to the existing vehicle movement in the rural highway of Green Lane, contrary to previous advice from ECC Highways 	

7.4 Representations received from Interested Parties

7.4.1 An additional letter was received by Mr Derek William Allen, 11 Princes Close, Ostend, Burnham-on-Crouch **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
<p>Comments in relation to previous applications on site and adjacent sites are made.</p>	<p>The background of the application is discussed in section 3.1.6. Reference to other recently approved applications within the wider area of the site is made in section 5.1 of the officers' report.</p>
<p>Highways safety concerns are raised in relation to the use of Green Lane.</p>	<p>The Highways Authority has been consulted and raised no objection in that respect.</p>
<p>Comments raised in relation to highways works undertaken on the site within the area under the applicant's ownership and other procedures in terms of purchasing or selling parts of land in the immediate area.</p>	<p>Comments are noted; however, these issues are not considered to be material planning considerations and they do not affect the decision-making of this application.</p>