

## MEMBERS' UPDATE

CHIEF EXECUTIVE'S OFFICE  
CHIEF EXECUTIVE  
Fiona Marshall

23 January 2018

Dear Councillor

### CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 24 JANUARY 2018

Please find enclosed the Members' Update for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

7. **FUL/MAL/17/01277- 37 and 39 Warwick Drive, Maldon, Essex, CM9 6BP** (Pages 3 - 4)
9. **FUL/MAL/17/01355 - Maldon District Council, Council Offices, Princes Road, Maldon** (Pages 5 - 6)
11. **FUL/MAL/17/01393 - Land Rear of 47 Spital Road, Maldon, Essex** (Pages 7 - 8)

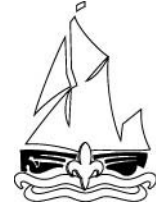
Yours faithfully

A handwritten signature in blue ink, reading 'Fiona Marshall', enclosed within a hand-drawn oval.

Chief Executive

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**CIRCULATED  
BEFORE THE  
MEETING**



**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to  
**CENTRAL AREA PLANNING COMMITTEE  
24 JANUARY 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 7**

<b>Application Number</b>	<b>FUL/MAL/17/01277</b>
<b>Location</b>	37 and 39 Warwick Drive, Maldon
<b>Proposal</b>	Widening of communal path and erection of new store
<b>Applicant</b>	Maldon District Council
<b>Agent</b>	None
<b>Target Decision Date</b>	16.01.2018 (Extension of Time 26.01.2018)
<b>Case Officer</b>	Devan Lawson
<b>Parish</b>	<b>MALDON SOUTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

<b>Name of Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Maldon Town Council	The Town Council recommends approval of this application.	The comments are noted

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**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to  
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24 JANUARY 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 9**

<b>Application Number</b>	<b>FUL/MAL/17/01355</b>
<b>Location</b>	Maldon District Council Offices, Maldon
<b>Proposal</b>	Installation of security container
<b>Applicant</b>	Mr David Lester – Essex Police
<b>Agent</b>	N/A
<b>Target Decision Date</b>	01 February 2018
<b>Case Officer</b>	Louise Staplehurst
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Council Owned Land

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

7.2.1 Letters were received objecting to the application from the following and the reasons for objection are summarized as set out in the table below.

- Mr Thomas Kelly, 2 Midguard Way, Maldon, CM9 6UP

<b>Objecting Comments</b>	<b>Officer Response</b>
<p>The proposal will have a visual impact on the area and will set a precedent for the future.</p> <p>It contradicts the Council's decision in which applications were rejected on advice of officers e.g. Bradwell Activity Centre.</p> <p>There was a lack of proper publicity concerning the application, with little sight of public notices or in local press.</p>	<p>See section 5.2 of the report.</p> <p>Two site notices were put up; one by the site where the container will be positioned and one in the council car park.</p>

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**REPORT of  
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

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to  
**CENTRAL AREA PLANNING COMMITTEE  
24 JANUARY 2018**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 11**

<b>Application Number</b>	<b>FUL/MAL/17/01393</b>
<b>Location</b>	Land Rear Of 47 Spital Road, Maldon
<b>Proposal</b>	Proposed 2 bedroom bungalow
<b>Applicant</b>	Mrs. Anita Church
<b>Agent</b>	Lawrence Planning Ltd. Mr. Derek Lawrence
<b>Target Decision Date</b>	12 February 2018
<b>Case Officer</b>	Hilary Baldwin
<b>Parish</b>	<b>MALDON NORTH</b>
<b>Reason for Referral to the Committee / Council</b>	Councillor / Member of Staff

**7. CONSULTATIONS AND REPRESENTATIONS RECEIVED**

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

7.3.1 Letters were received objecting to the application from the following and the reasons for objection are summarized as set out in the table below

- Mr. K Phillips, 47 Spital Road, Maldon, CM9 6DZ

<b>Objecting Comments</b>	<b>Officer Response</b>
<p>The previous applications were rejected in relation to unacceptable backland development and insufficient vehicle turning space for fire and emergency vehicles, refuse facilities and length of access.</p> <p>Furthermore, there is a conflict of interest as the agent for this application, Mr. Lawrence was, at the time of the previous refusal Head of Planning Services and therefore refused the scheme.</p>	<p>The comments are noted and a response is made below.</p>

### **Officer Assessment**

It is noted from the planning history for the site that of the three previous applications for the site only the first, FUL/MAL/13/01092, was refused with the remainder being withdrawn prior to determination. The single reason for refusal for that application relates to the access and suitability of the site to provide sufficient vehicle turning space within the site, access for fire and emergency turning vehicles and the length of the access in relation to that element.

Due to the similarities between the submissions, a reason for refusal due to backland location could not therefore be sustained on appeal.

It has been noted that the agent for this application was the former Head of Planning Services at the time of the previously refused application. Mr. Lawrence left the employ of Maldon District Council in October 2014 and there is now no reason that this person cannot now operate as a planning agent.