

**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. 11

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

Objecting Comments	Officer Response
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. 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.	The comments are noted and a response is made below.

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of the three previous applications for the site only the first, FUL/MAL/13/01092, was refused with the remainder being withdrawn prior to determination.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.