

EASTERN AREA PLANNING COMMITTEE
11TH MARCH 2020

UPDATE REPORT

Item No: (2) **Application No:** 19/02947/FULD **Page No.** 41-57

Site: Maple Corner, Maple Lane, Upper Basildon

Planning Officer Presenting: Sarah Melton

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Anna Wakeman

Supporter(s) speaking: N/A

Applicant/Agent speaking: N/A

Ward Member(s): Councillor Alan Law

1. Additional Consultation Responses

None.

2. Sykes Gardens

Member requested details of a previously refused planning application at Sykes Gardens. This application is reference 10/00590/FUL, the application was refused by the LPA and dismissed at appeal by the Planning Inspectorate. The application was for; '*Change of Use from redundant land to residential and erection of new hardstanding, retaining wall and fence (Retrospective)*' – essentially a parking area accessed directly of Aldworth Road.

The application was refused by the LPA and dismissed by the Planning Inspectorate for reasons of highways safety, as there was insufficient space within the site for vehicles to be able to turn and leave the site in a forward gear. This is not the case for the current application. The Highways Officer has raised no objections to the proposal scheme and has no concerns relating to highway safety. There is sufficient space within the site for vehicles to turn and leave the site in a forward gear.

3. Accuracy of plans

Members were also concerned that the site measurements did not accord with the measurements on the submitted plans. The case officer has manually carried out checks on the measurements on site. This query was also raised with the agent who has also confirmed that the site measurements are correct. A topographical survey has been provided, and accordingly the case officer is satisfied with the measurements of the plans and the site.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report.