



MALDON DISTRICT  
COUNCIL

## MEMBERS' UPDATE

DIRECTOR OF STRATEGY AND  
RESOURCES  
Paul Dodson

05 December 2023

Dear Councillor

### NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 6 DECEMBER 2023

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.

5. **23/00103/COU - Building at junction of Braxted Park Road with Maldon Road, near Tiptree, CO5 0QA**(Pages 3 - 4)
6. **23/00491/FUL - Land adjacent Thornfields, Purleigh Grove, Cold Norton, CM3 6HN**(Pages 5 - 6)

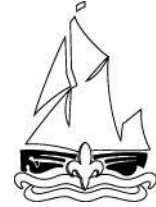
Yours faithfully

Director of Strategy and Resources



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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
DIRECTOR OF SERVICE DELIVERY**

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to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
6 DECEMBER 2023**

**MEMBERS' UPDATE**

**AGENDA ITEM NO.            5**

<b>Application Number</b>	<b>23/00103/COU</b>
<b>Location</b>	Building at junction of Braxted Park Road with Maldon Road, near Tiptree, CO5 0QA
<b>Proposal</b>	Application for change of use of existing agricultural barn to farm shop and change of use of existing farm shop to cafe, resurfacing of existing car park commensurate with increased floor space.
<b>Applicant</b>	Mr J. Purdy
<b>Agent</b>	Mrs Alice Quinn of Smart Planning Limited
<b>Target Decision Date</b>	31.03.2023
<b>Case Officer</b>	Fiona Bradley
<b>Parish</b>	<b>TOLLESHUNT MAJOR</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call in by Councillor J V Keyes with regard to Policies S1, S2, D1, H4, E1 and E2

This application has been withdrawn by the applicant in order to address concerns raised in the recommended reasons for refusal.

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CIRCULATED PRIOR  
TO THE MEETING



**REPORT of  
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to  
**NORTH WESTERN AREA PLANNING COMMITTEE**  
6<sup>TH</sup> December 2023

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6 23/00491/FUL - Land adjacent Thornfields, Purleigh Grove**

<b>Application Number</b>	23/00491/FUL
<b>Location</b>	Land adjacent Thornfields, Purleigh Grove, Cold Norton, CM3 6HN
<b>Proposal</b>	The erection of 2No. 4/5-bedroom detached dwellings, both with carports and private amenity, with the construction of a new access road
<b>Applicant</b>	Mr & Mrs Kirk
<b>Agent</b>	Mr Zak Johnson - Front. Architecture
<b>Target Decision Date</b>	13.07.2023
<b>Case Officer</b>	Tim Marsh
<b>Parish</b>	Cold Norton
<b>Reason for Referral to the Committee / Council</b>	Departure from Development Plan

**5. MAIN CONSIDERATIONS (PAGES 29- 36)**

**5.9.1 Trees (page 36)**

**Amend this paragraph to read as follows:**

*The site is bordered by trees particularly on the northern side where there is potential for these to be impacted by the development. Whilst the Council's Tree Consultant has advised that there is limited likelihood of direct impacts to retained trees, he has highlighted that the main access route into site would be within the Root Protection Areas of a number of trees of a significant size. He has therefore objected and recommended that an Arboricultural Impact Assessment (AIA) is submitted as part of the application. However, the access road has already been approved by the appeal decision APP/X1545/W/21/3282659 for application 21/00397/FUL , which is an extant fall-back position. It is therefore unreasonable to require an AIA prior to determination of the application. Notwithstanding this a condition is recommended that requires separate approval of details and specifications for hard and soft landscaping, including planting details.*

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