

Date



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Essex CM9 5DL

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MEMBERS' UPDATE

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 5 NOVEMBER 2025

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.

3. **Minutes of the last meeting**(Pages 3 - 6)
6. **25/00616/OUT - Land Adjacent Crispins Roots Lane, Wickham Bishops**(Pages 7 - 10)
7. **25/00022/FUL - Land at The Warren Lodge Park, Herbage Park, Herbage Park Road, Woodham Walter**(Pages 11 - 12)

Yours faithfully

Chief Executive

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**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
8 OCTOBER 2025**

PRESENT

Chairperson	Councillor M F L Durham, CC
Vice-Chairperson	Councillor M E Thompson
Councillors	J C Hughes, S J N Morgan, C P Morley, R H Siddall, E L Stephens, S White and L L Wiffen

238. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

239. APOLOGIES FOR ABSENCE

There were none.

240. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 10 September 2025 be approved and confirmed.

241. DISCLOSURE OF INTEREST

There were none.

242. CHANGE TO THE ORDER OF BUSINESS

At this point, the Chairperson advised that he would be changing the order of business as set out on the agenda to consider Agenda Item 6 - 25/00545/FUL, Barn At Rosemary Cottage, Barnhall Road, Tolleshunt Knight prior to Agenda Item 5 - 25/00473/OUTM and 25/00474/OUTM, Land Adjacent Westerings, Purleigh.

243. 25/00545/FUL, BARN AT ROSEMARY COTTAGE, BARNHALL ROAD, TOLLESHUNT KNIGHT

Application Number	25/00545/FUL
Location	Barn At Rosemary Cottage, Barnhall Road, Tolleshunt Knights
Proposal	Change of use of holiday let to dwellinghouse

Applicant	Mr and Mrs Tucker
Agent	Ms Jessica Archer - Whirledge & Nott
Target Decision Date	10.10.2025
Case Officer	Matt Bailey
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Departure from Local Plan; Member Call In – Councillor C S Morley

Following the Officers presentation Councillor S J N Morgan proposed that the application be approved in line with officer recommendation. This was duly seconded. Upon a vote being taken this proposal was accepted

RESOLVED that the application be **APPROVED** subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall be carried out in complete accordance with the approved plans as identified above.
- 3 Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification] no building/outbuilding, enclosure, swimming or other pool, container, veranda/balcony/raised platform shall be carried out on the site without planning permission having been obtained from the Local Planning Authority.
4. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no dormer window or other form of addition or opening (other than those set out in the approved drawings) shall be constructed in the roof or gable walls of the building(s)/ extension hereby permitted without planning permission having been obtained from the Local Planning Authority.
- 5 Prior to first occupation of the development, cycle parking shall be provided in accordance with Maldon District Council's Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.

244. 25/00473/OUTM AND 25/00474/OUTM, LAND ADJACENT WESTERINGS, PURLEIGH

Application Number	25/00473/OUTM and 25/00474/outm
Location	Land Adjacent Westerings, Purleigh
Proposal	Outline planning application for proposed residential development of up to 55 dwellings and associated infrastructure with all matters reserved except for access.
Applicant	Rosconn Group
Agent	Mrs Samantha Stephenson - Phase 2 Planning
Target Decision Date	25/00473/OUTM appealed due to non-determination 25/00474/OUTM 14.10.2025 (Extension of time agreed)
Case Officer	Fiona Bradley
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Departure from the local plan Major Application

During the lengthy debate that ensued Members commented on the applications, with the following areas being raised and additional information provided by Officers:

Reference was made to a recent appeal for a similar site in Southminster which had been rejected based on sustainability reasons and in response the Officer explained to Members the impact of the Council not having a Five-Year Housing Land Supply and due to circumstances the tilted balance tipped in favour of the developer.

Ecological concerns raised in the Essex Wildlife Trusts consultation response in relation to the wildlife habitats and reptile population issues on the site had been taken into consideration. However it was noted that the Place Services Ecology specialist had removed their objections requesting instead a number of conditions to ensure that throughout the development there was no ecological harm. The Development Management Team Manager explained that therefore Council did not have a reason for refusal on ecological grounds.

- In response to a query regarding buses and construction vehicles, Members were informed that the Council had requested a Construction Environmental Management Plan as part of one of the proposed conditions to identify measures to control and monitor impact arising from construction traffic. As the Highways Authority had not objected in relation to this, a reason for refusal on highway safety grounds could not be included.
- It was noted that through these applications the Council would look to secure the amount of affordable housing and the type of tenure mix, but matters relating to the actual number of one-bed, two-bed properties would form part of a Reserved Matters application.

The Officer confirmed that the second application had been amended during the application process meaning that both applications were now identical and therefore now a twin tract application.

There was some discussion regarding the implications if the Committee were minded to approve the applications in relation to the current related appeal submitted, and the Officer provided further guidance in respect of the Constitutional Brake should Members be mindful to refuse either / both applications. In response to a question the Officer advised that any reasons for refusal would form part of the Council's defence in relation to any related appeal.

Following further discussion, Councillor M E Thompson proposed that the applications be agreed, as per the Officers' recommendation. This was not seconded.

Councillor L L Wiffen then proposed that the applications be refused, contrary to Officers' recommendation. This was duly seconded. The Chairperson advised that sound reasons for refusal were required. In response to the earlier discussions and advice from the Officer, Members agreed that the reason for refusal should be formed around Policies S1, S2, S8 and T1 (in terms of transport) and that the site was in an unsustainable location and outside of the settlement boundary.

The Chairperson advised that the Committee would vote on each application individually. He then moved the earlier proposal in the name of Councillor Wiffen, that the Committee were minded to refuse application 25/00473/OUTM. Upon a vote being taken this was duly agreed.

The Chairperson then moved the proposal in the name of Councillor Wiffen that the Committee were minded to refuse application 25/00474/OUTM. Upon a vote being taken this was duly agreed.

The Committee were advised by the Chairperson that as they were minded to refuse both applications the Constitutional Brake would be invoked, both applications were therefore deferred, and a report would be brought back to the next meeting of the Committee.

The Chairperson thanked the Development Management Team Manager for her responses to all questions raised.

25/00473/OUTM

RESOLVED that the Constitutional Brake Clause be applied, and consideration of this application is therefore **DEFERRED** to the next meeting of the North Western Area Planning Committee.

25/00474/OUTM

RESOLVED that the Constitutional Brake Clause be applied, and consideration of this application is therefore **DEFERRED** to the next meeting of the North Western Area Planning Committee.

There being no other items of business the Chairperson closed the meeting at 8.29 pm.

M F L DURHAM, CC
CHAIRPERSON

CIRCULATED PRIOR
TO THE MEETING



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
5 NOVEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM NO. 6

Application Number	25/00616/OUT
Location	Land Adjacent Crispins Roots Lane Wickham Bishops
Proposal	Outline application with all matters reserved except for access for 5no 3 bedroom bungalows with detached garage and access road including turning head off existing drive.
Applicant	Jenny Moody Properties Ltd
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	11 November 2025 (Time Extension Agreed)
Case Officer	Chris Purvis
Parish	Wickham Bishops
Reason for Referral to the Committee / Council	<p>Called in by Cllr Simon Morgan to consider that</p> <ul style="list-style-type: none"> • The site is outside the settlement boundary, contrary to LDP Policy S8. • Over-development of the site, contrary to LDP Policy D1. • The proposals would result in the urbanisation of an area currently rural in nature and erode the character and appearance of this part of the village, contrary to LDP Policy H4. • The development would have a detrimental impact on the wildlife and existing trees, contrary to Policies D1 and N2 and Policy WBen 02 of the Wickham Bishops Neighbourhood Plan.

5 MAIN CONSIDERATIONS

5.8 Other Matters

Heritage Assets

The property to the south of the site is known as The Grange and this building is a grade II listed building and within the grounds of this property is a barn which is also a grade II listed building.

Paragraph 210 of the NPPF states that *'in determining applications, local planning authorities should take account of:*

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness’.*

Policy D3 reflects the requirements of paragraph 207 of the NPPF and requires:

Development proposals that affect a heritage asset (whether designated or non-designated) and / or its setting will be required to:

- 1) Preserve or enhance its special character, appearance, setting – including its streetscape and landscape value - and any features and fabric of architectural or historic interest;*
- 2) Be supported by a Heritage Statement which describes the asset’s significance in sufficient detail to understand the potential impact of the proposal upon the significance of the heritage asset through the proposed work to it and / of its setting.*

The Conservation Officer has advised that there is no known historic functional relationship between the application site and the farmhouse. The nature of the proposal, allied with the intervening distance and vegetation, is such that the proposal should cause no harm to the setting or significance of the listed building. No other heritage assets would be impacted. As such the proposal poses no conflict with policy D3 of the Maldon LDP, chapter 16 of the NPPF or the duty set out in section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

Tree Considerations

In addition to paragraphs 5.2.13 to 5.2.15 of the main report it should be noted that within the grounds of the application site is an oak tree subject to a Tree Preservation Order. It should be noted that from the applicant’s Arboricultural Impact Assessment this tree has been identified to be retained but subject to works to the tree and a root protection area. Therefore, the proposal would not affect the public amenity value of this tree and planning condition 10 from the main report would ensure protection measures would be in place during the future construction of the development, if approved.

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

Internal Consultees (summarised)

Name of Internal Consultee	Comment	Officer Response
Conservation Officer	No objection	Please see the Main Considerations section 5.8 of this Members Update report

An additional 7 letters/emails/forms were received **objecting** to the application and any new reasons for objection, in addition to those in the main report, are summarised as set out in the table below:

Objection Comment	Officer Response
Environmental Impact – Increased traffic congestion on Roots Lane posing safety risks for pedestrians and cyclist, noise, light pollution	Please see the Main Considerations section 5.2 and 5.4 of the report
Infrastructure Overload – Wickham Bishops current infrastructure is already under strain and this development would put a further burden on these services	This scale of development does not require a consultation with the NHS for healthcare considerations nor education. The Highways Authority have been consulted and their consultation response is reported in section 5.4 of the Main Considerations
Visual impact – The development would alter the rural character of Roots Lane and the surrounding landscape and this would be visually intrusive	Please see the Main Considerations section 5.2 of the report
Precedent Setting – If approved would set a precedent for further development in the area leading to cumulative negative impacts on the community and environment	Approving this development would not set a precedent as each application has to be assessed on its merits
This is a beautiful village that has already achieved its housing requirement	Please see the Main Considerations section 5.1 of the report
Maldon Council has exceeded its 5 year Land supply with planning permissions already approved and currently being executed	Please see the Main Considerations section 5.1 of the report
Impact upon Tawny Owls nesting in the trees behind the house, Skylarks nest in the field to the rear	Please see the Main Considerations section 5.6 of the report
The proposal would result in the felling of trees	Please see the Main Considerations section 5.2 of the report
The possibility exists that new access at 'Crispins' could then provide further access to the field at the west of	Please see the Main Considerations section 5.4 of the report
Increased traffic impacting upon residential amenity and bedrooms	Please see the Main Considerations section 5.7 of the report
There is no need for this development in Wickham Bishops. Permission has recently been given for housing development off Church Road and Kelvedon Road	Please see the Main Considerations section 5.1 of the report
The proposal is over development in a rural setting, outside the WB development boundary, and close to a listed building (Grange Farm).	Please see the Main Considerations section 5.1 of the report
Access using Crispins driveway	Please see the Main Considerations section 5.4 of the report
The construction traffic would cause noise and disruption in the village, which is generally very quiet	Please see the Main Considerations section 5.4 of the report
Urbanisation of this edge of the village	Please see the Main Considerations section 5.2 of the report

Objection Comment	Officer Response
Out of character with the rest of the village and would detract from the rural nature of this part of the village	Please see the Main Considerations section 5.2 of the report
This application thus is contrary to Local Development Plan Policy N2 and Policy WBen 02 of the Wickham Bishops Neighbourhood Plan	Please see the Main Considerations section 5.6 of the report
The lower-lying part of the proposed development becomes water-logged in the winter, and the large building footprint would make this worse, adding to the overload the drains currently experience.	Please see the Main Considerations section 5.5 of the report

CIRCULATED PRIOR
TO THE MEETING



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DIRECTOR OF PLACE, PLANNING AND GROWTH**
to
NORTH WESTERN AREA PLANNING COMMITTEE
5 NOVEMBER 2025

MEMBERS' UPDATE

AGENDA ITEM NO. 7

Application Number	25/00022/FUL
Location	Land at The Warren Lodge Park Herbage Park Herbage Park Road Woodham Walter
Proposal	Construction of one concrete hardstanding onto which a new lodge will be sited for a site manager or an employee or designated contract of the Warren Estate to use, with connections to services and one allocated car parking space.
Applicant	Mr John Moran - The Warren Estate
Agent	Mr Mark Durham - Frederick Lewis Ltd
Target Decision Date	10 November 2025 (Time Extended)
Case Officer	Chris Purvis
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	The agent is a Member (Cllr Durham) so this is being referred to committee under the Terms of Reference for Area Planning Committees section 1. Point 9

1 RECOMMENDATION

APPROVE subject to conditions as detailed in Section 8.

Please note that the payment for the Essex Coastal RAMS tariff has already been received so there is no requirement for the applicant to enter into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended)

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