

Date



Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



MEMBERS' UPDATE

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 3 DECEMBER 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.

5. **24/00919/FUL - Barn A At, The Barn, Braxted Park Rd, Colchester, CO5 0QB**(Pages 3 - 4)
6. **25/00362/FUL - Land at 1 Oxley Cottage, 1 Oxley Hill, Tolleshunt D'Arcy, Essex**(Pages 5 - 6)
7. **25/00555/FUL - OS Field 6251, Colchester Road, Great Totham**(Pages 7 - 8)

Yours faithfully

Chief Executive

This page is intentionally left blank



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH-WESTERN AREA PLANNING COMMITTEE
3 DECEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 5

Application Numbers	24/00919/FUL
Location	Barn A At, The Barn, Braxted Park Road, Colchester CO5 0QB
Proposal	The erection of four new build dwellings (in lieu of Prior Approval for four dwellings, subject of application 24/00072/PACUAR).
Applicant	C Burrows
Agent	Stanfords
Target Decision Date	5 December 2025 (EoT)
Case Officer	Matt Bailey
Parish	GREAT BRAXTED
Reason for Referral to the Committee / Council	Departure from the local plan

The following paragraphs have been updated to more accurately describe the comparisons between the design of the previously approved conversion scheme (24/00072/PACUAR) and the current proposal.

3 SUMMARY

- 3.1.5 *The proposed pair of two-bedroom dwellings would be contained within a new building to replace the barn closest to Braxted Park Road (plot one). The design of the building would be broadly similar in terms of its overall scale and materials to that of the prior approval scheme as viewed from Braxted Park Road - albeit in a "horseshoe" arrangement with rear wings and a central amenity area, and slightly and footprint in comparison to the converted barn scheme.*
- 3.1.6 *The proposed pair of three-bedroom dwellings would be contained within a new building to replace the barn to the southern side of the site (plot two). Again the design of the building would be similar in terms of its overall scale and materials to that of the prior approval scheme – albeit arranged in an L-shaped form with a reduced overall height (4.8m in lieu of 5.8m) and slightly reduced footprint in comparison to the converted barn scheme.*
- 3.1.10 *The overall design of the replacement barns is similar in form to that of the conversion scheme, with some reductions in overall scale and minor alterations and improved planting to the soft landscaping areas to the front of the site.*

5 MAIN CONSIDERATIONS

5.3 *Design and Impact on the Character of the Area*

- 5.3.6 *As noted above the scale, form and massing of the proposed new build scheme are similar to that of the prior approval scheme – with a reduction in height to the rear building, reduced footprint and minor changes to the internal layouts to allow for improved circulation, as well as improvements to the external surfaces to provide additional soft landscaping to the front highway facing section of the site. As such, the current proposal would not give rise to any materially greater landscape or spatial impacts than the conversion scheme already accepted under the prior approval. Although the proposal constitutes a new building rather than a conversion, the resultant effects on the intrinsic character and beauty of the countryside, as referred to by Policy S8, would be comparable to the existing structure. In light of the established prior approval fallback, it is considered that the proposal would not result in additional or unacceptable harm beyond that which could occur under the extant consent.*



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
3 DECEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 6

Application Numbers	25/00362/FUL
Location	Land at 1 Oxley Cottage, 1 Oxley Hill, Tolleshunt D'Arcy, Essex
Proposal	Change of use from residential garage store to Class E (for hairdressing business)
Applicant	Mr Sam Cook
Agent	Mr Matthew Lockyer - That Design Co Ltd
Target Decision Date	30.10.2025
Case Officer	Jade Elles
Parish	TOLLESHUNT D'ARCY
Reason for Referral to the Committee / Council	Departure from the local plan

Further to late representations received in response to the publication of the committee report – specifically in relation to proposed parking arrangements at the site, the following sections of the report have been added to the report:

5 MAIN CONSIDERATIONS

5.3 *Access, Parking and Highway Safety*

- 5.3.1 *Policy T2 aims to create and maintain an accessible environment, requiring development proposal, inter alia, to sufficient parking facilities having regards to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas.*
- 5.3.2 *The application site benefits from two areas of off road parking, with three vehicle spaces to the front of the main dwelling (accessed from Oxley Hill) and two further spaces to the rear of the site (accessed via a shared track serving the two residential properties and the adjoining landowner).*
- 5.3.3 *In response to concerns that the shared rear track will be used for access to the proposed business, the applicant has confirmed that this area to the rear is to be used for residential parking only – and that any visitors to the hairdresser will be directed to park to the front of the property (off Oxley Hill), with access to the rear on foot via side access or through the owner's property. Visitors would be strictly by appointment only and therefore clear instructions given at the time of booking.*

- 5.3.4 *Officers consider that the proposed hairdressers would not result in demonstrable increase in car parking at the site, and that sufficient space exists to the front of the property for the level of custom advised by the applicant. A planning condition is proposed to ensure that all parking associated with the business operation is directed to the front parking area (accessed from Oxley Hill). Subject to this condition being imposed the development would be considered acceptable in terms of parking and highway safety.*

7 CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.5 *Representations Received from Interested Parties*

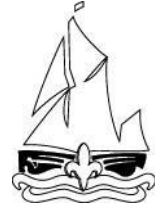
- 7.5.2 *Following publication of the committee report, further representations have been received raising concern over the potential for additional traffic generated by the proposal and the impact upon the condition of the rear access track – the maintenance costs for which area shared by neighbouring properties. In response the applicant has confirmed that all customer parking for the hairdresser would be provided to the front of the site (accessed from Oxley Hill). Officers have proposed a condition to ensure that this arrangement is adhered to.*

8 PROPOSED CONDITIONS

Additional condition:

- 5 *All staff and visitor parking associated with the hairdressers use hereby approved shall be contained entirely within the existing parking area to the front of the application property known as 1 Oxley Cottage, 1 Oxley Hill (accessed from Oxley Hill). For the avoidance of doubt, no commercial parking is permitted to the rear of the site by way of the existing rear access track.*

Reason *In the interests of highway safety, residential amenity, and to protect the condition and shared use of the rear access track, in accordance with Policies T2 and D1 of the approved Maldon District Local Development Plan and the aims of the National Planning Policy Framework.*



**REPORT of
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

to
**NORTH WESTERN AREA PLANNING COMMITTEE
3 DECEMBER 2025**

MEMBERS' UPDATE

AGENDA ITEM: 7

Application Numbers	25/00555/FUL
Location	OS Field 6251, Colchester Road, Great Totham
Proposal	The material change of use of land for the stationing of caravans for residential purposes, and dayrooms and hardstanding ancillary to that use
Applicant	William Draper
Agent	Mr Lee Marbury – Green Planning Studio Ltd
Target Decision Date	5 December 2025 (EoT)
Case Officer	Matt Bailey
Parish	GREAT TOTHAM
Reason for Referral to the Committee / Council	Departure from the local plan; Member Call In – Councillor J C Hughes

The following two paragraphs are appended to provide additional context specifically in relation to the previously refused application 19/00651/FUL (and associated dismissed appeal ref APP/X1545/W/19/3241506) :

5 MAIN CONSIDERATIONS

5.3 Impact on the Character of the Area

- 5.3.3 It is noted that planning permission was refused for the change of use of a wider plot (including the application site) to form three gypsy pitches with associated access road and hard & soft landscaping in September 2019 (ref 19/00651/FUL). This was subsequently dismissed at appeal in November 2020. In determining the appeal, the Planning Inspector concluded that the scheme would result in *“a diminution of the character and appearance of the countryside landscape and would adversely impact upon its intrinsic beauty even if considered to be of relatively ordinary countryside in appearance”*, noting that *“the proposal includes a considerable amount of open land within the application red line boundary adjacent the proposed pitches. If permission were forthcoming this land would form part of a Traveller site and, as such, related activities could bring about urbanising activity within this part of the site.”*

- 5.3.4 By comparison, the current application scheme proposes a much smaller development, extending to 0.33 hectares as opposed to 2.26 hectares (less than 15% of the original site), and proposes a single plot with considerably reduced level of hardstanding, together with additional soft landscaping to limit any visual effect upon the rural character of the wider site. It is considered that the scale of the proposal in this case is acceptable due to its position to the north-western corner of the wider plot, viewed against the backdrop of The Stables, and taking into account the soft landscaping proposed.