

Date



Princes Road  
Maldon  
Essex CM9 5DL

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# MEMBERS' UPDATE

CHIEF EXECUTIVE  
Doug Wilkinson

Dear Councillor

## DISTRICT PLANNING COMMITTEE - THURSDAY 25 JUNE 2026

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.

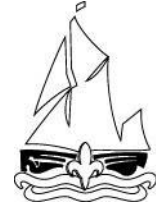
5. **25/01057/OUTM - Land Opposite Prentice Hall Farm, Prentice Hall Lane, Tollesbury, Essex**(Pages 3 - 4)
6. **25/00482/RESM - Land South Of Wycke Hill And Limebrook Way, Maldon, Essex**(Pages 5 - 8)

Yours faithfully

Chief Executive

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CIRCULATED PRIOR  
TO THE MEETING



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

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to  
**DISTRICT PLANNING COMMITTEE  
25 JUNE 2026**

**MEMBERS UPDATE**

**AGENDA ITEM NO.: 5**

<b>Application Number</b>	<b>25/01057/OUTM</b>
<b>Location</b>	Land Opposite Prentice Hall Farm Prentice Hall Lane Tollesbury Essex
<b>Proposal</b>	Outline Planning permission with access for consideration for a residential development of up to 200 dwellings (Use Class C3); with associated access; landscaping; amenity space; drainage and associated works.
<b>Applicant</b>	Obsidian Strategic Asset Management Planning Potential Ltd.
<b>Agent</b>	Planning Potential Ltd.
<b>Target Decision Date</b>	3 March 2026
<b>Case Officer</b>	Gareth Ball
<b>Parish</b>	Tolleshunt D'Arcy
<b>Reason for Referral to the Committee / Council</b>	<ul style="list-style-type: none"> <li>• Departure – Site outside of the settlement boundary.</li> </ul>

***Amend Paragraph 3.1.11 typo as follows:***

3.1.1 The application is made in outline, with the following matters reserved and therefore not for consideration within the current submission:

- ~~Access~~ **Appearance** • Landscaping • Layout • Scale

***Amend Paragraph 5.11.8 typo as follows:***

5.11.8 The current application has moved the main access ~~eastwards~~ **westwards** on West Street.

***Add update to Paragraph 5.12.1 as follows:***

5.12.1 The applicant has advised that the Great Crested Newt provisional certificate has been received from Natural England and only the payments and countersigning of the certificate need to be completed.

***Amend Paragraph 5.21.8 typo as follows:***

5.21.8 • A **very** low level of less than substantial harm to the grade II listed Prentice Hall Farmhouse

***Amend Paragraph 7.5.1 error and add new Paragraph 7.5.2 as follows:***

7.5.1 4,419 **658** public representations were received objecting to the application at the time of this committee report being published and the reasons for objection are summarised as set out in the table below:

*(Officer note – the above error in calculations was due to a double reading and counting of some objections)*

**7.5.2 Following the publishing of the committee report, a further 4 comments have been received, objecting to the proposal. No new issues have been raised.**

CIRCULATED PRIOR  
TO THE MEETING



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

to  
**DISTRICT PLANNING COMMITTEE**  
**25 JUNE 2026**

**MEMBERS UPDATE**

**AGENDA ITEM NO.: 6**

<b>Application Number</b>	<b>25/00482/RESM</b>
<b>Location</b>	Land South Of Wycke Hill And Limebrook Way Maldon Essex
<b>Proposal</b>	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application 25/00483/VARM (Variation of conditions 30 and 31 on approved planning permission 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL ( Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of 'Access Link Strategy') on approved planning application FUL/MAL/18/00071 (Variation of conditions 5,13,21,25,43,53,55,61,63,67, 68,69,74,81,84 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1 A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and Sustainable Drainage Systems (SuDs) features, vehicle accesses onto the existing highway network and associated infrastructure.)) Details of Local Centre.
<b>Applicant</b>	HDD Maldon Limited And Taylor Wimpey UK Limited
<b>Agent</b>	James Clark - Pegasus Planning Group
<b>Target Decision Date</b>	2 July 2026 (extension of time agreed)
<b>Case Officer</b>	Gareth Ball
<b>Parish</b>	<b>Maldon West</b>
<b>Reason for Referral to the Committee / Council</b>	Director of Place, Planning and Growth considers in consultation with the Chairperson that the proposal is of particular strategic interest.

***Amend typo in part of Paragraph 3.1.8 as follows:***

- One single-storey brick-finished building commercial unit to provide ~~E(b)~~ **E(a)** use - Display or retail sale of goods, other than hot food

**Replace Paragraph 3.1.13 to reflect more recent S73 approval as follows:**

3.1.13 The original permission was amended multiple times, with the final amendment (at the time of writing this committee report) was the application hereon referred to as the Outline Permission, a Section 73 ‘minor-material amendment’ application (ref **25/00483/VARM**) which was granted consent **on 12/02/2026** for:

**“Variation of conditions 30 and 31 on approved planning permission 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL ( Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of ‘Access Link Strategy’) on approved planning application FUL/MAL/18/00071 (Variation of conditions 5,13,21,25,43,53,55,61,63,67, 68,69,74,81,84 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.)”**

**Amend Paragraph 3.1.17 to reflect more recent S73 approval as follows:**

*Replace reference to application 22/00393/VARM with **25/00483/VARM**.*

**Amend typo in part of Paragraph 3.2.1 as follows:**

3.2.1 The applicant has agreed for one commercial unit to be secured as a ~~food and drink~~ retail unit, to ensure that there is provision of at least one local shop

**Amend part of Paragraph 5.2.4 to reflect more recent S73 approval as follows:**

5.2.4 The conditions on the Outline Consent which impact the land uses within this reserved matters application are summarised below:

- Condition 30 applies the following hours of use for any units in the above land uses:
  - o Monday to Saturday .....07:00 to 23:00 hours
  - o Sundays and Bank Holidays.....~~10:00 to 17:00 hours~~ **07:00 to 23:00 hours**
  
- Condition 31 restricts delivery and collection times to any units in the above land uses to:
  - o Monday to Saturday .....07:30 to 19:00 hours
  - o Sundays and Bank Holidays.....~~None~~ **07:30 to 19:00 hours**

**Amend Paragraph 5.2.17 as follows:**

5.2.17 The applicant has done an assessment within a 3-mile catchment radius and found that ~~there is no sufficient existing need, in line with the ECC position~~ **the demand for care home beds is c. 247, with an existing supply of 239 beds. The applicant**

**Amend part of Paragraph 5.6.8 to reflect more recent S73 approval as follows:**

5.6.8 The flexible use of commercial units within the Local Centre was considered in the Outline Permission, which regulated potential noise by imposing the ~~following conditions:~~ **noise-related conditions listed in Paragraph 5.2.4 of this committee report.**

**Replace plan revision P-05 with P-07 in Conditions 8 and 9 as follows:**

**Acoustic Fence**

Prior to the first use of any hereby approved commercial unit within the Phase 5 area of the indicative submitted plan 'PROPOSED PHASING PLAN 23469 0330 ~~P-05~~ **P-07**', details of the required acoustic fence to be provided along the eastern boundary of the service yard of Phase 5 (as shown on 'Phasing Plan 23469-0330 P-05') shall be submitted to, and approved in writing by, the Local Planning Authority. The approved acoustic fencing shall be implemented in accordance with the approved details prior to the first use of any commercial unit within Phase 5, and retained in accordance with the details for the duration of the development.

REASON To protect the amenity of nearby properties in accordance with policies D1 and D2 of the Approved Maldon District Local Development Plan, the South Maldon Garden Suburb Strategic Masterplan Framework Supplementary Planning Document, NPPF and PPG.

**Public Art**

Notwithstanding the submitted plans and prior to the commencement of any above ground development within Phase 5 (as shown on 'Phasing Plan 23469-0330 ~~P-05~~ **P-07**') details of the Decorative Feature Panel on the northern elevation of Unit 6 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to Unit 6 being opened to the public and retained for the life of Unit 6 unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interest of the character and appearance of the area and to achieve good design, in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.

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