

Date



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ADDENDUM

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

NORTH WESTERN AREA PLANNING COMMITTEE - WEDNESDAY 9 SEPTEMBER 2026

Please find enclosed an Addendum for the above meeting, detailing any further information received in relation to the following items of business since the agenda was printed.

5. **25/00421/FULM Rosedale, Lea Lane, Great Braxted, Witham, Essex, CM8 3ER**(Pages 3 - 4)
6. **26/00157/FUL Caravan At Toad Hall, Station Road, Cold Norton**(Pages 5 - 6)
7. **26/00441/FUL Agricultural Barn at Loddarts Farm Lodge Road Woodham Mortimer**(Pages 7 - 8)

Yours faithfully

Chief Executive

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CIRCULATED
BEFORE THE
MEETING



**REPORT of
DIRECTOR OF PLACE, PLANNING AND GROWTH**
to
NORTH WESTERN AREA PLANNING COMMITTEE
9 SEPTEMBER

ADDENDUM

AGENDA ITEM NO. 5

Application Number	25/00421/FULM
Location	Rosedale, Lea Lane, Great Braxted, Witham, Essex, CM8 3ER
Proposal	S73A (retrospective) application for a change of use to create 12 additional Gypsy Traveller pitches including erection of a shared day room, formation of hardstanding and erection of outbuildings and provision of storage container.
Applicant	Mr Dooley
Agent	Ms Sarah Threlfall - TMA Chartered Surveyors
Target Decision Date	16.09.2027
Case Officer	Kie Farrell
Parish	Great Braxted
Reason for Referral to the Committee / Council	Member Call In

CONSULTATION RESPONSES

Following publication of the Committee Report, the applicant's agent provided updated versions of the Drainage Strategy seeking to resolve the SUDS Holding objection.

The most recent comments from the SUDS team were received on 3rd September as follows:

Having reviewed the updated drainage strategy dated 26/08/2026, we would raise the following comments:

- Whilst the LLFA welcomes the incorporation of permeable surfacing around the new pitches, only page 1 and page 2 of the calculations are provided and therefore we have been unable to assess whether sufficient storage is provided and the effectiveness of the permeable paving. Please can the complete calculations be provided for our review including the results for the 1yr, 30yr and 100yr plus 45% climate change storms.*
- Our previous point around water quality would still remain, as the runoff from the day room roof should be treated prior to entering the soakaway. A SuDS*

feature such as a filter drain, or a raingarden could be considered to convey and treat water before infiltration occurs.

- *Provision of groundwater levels, and as Made Ground is shown within the Trial Pit Logs, demonstration that no infiltration will take place above the made ground as infiltration should not occur on made ground.*

We are therefore not currently in a position to recommend approval subject to conditions.

On 4th September the applicant's agent provided a further updated Drainage Strategy (dated 4th September) along with the following comment:

"Philip Barton has made some further amendments to address the latest queries.

We are completely at a loss to understand why the LLFA Is not treating the day room – a structure ancillary to the occupation of the caravans – to the same standards as a house, nonetheless we have added rain gardens to the downpipes as suggested. An additional note has been added about the made ground and the missing pages are definitely on this version of the document."

This amended Drainage Strategy document (dated 4th September) was sent on to the SUDS team on 4th September for final comments, however the SUDS Officer dealing with the case is on leave until 10th September and therefore has been unable to review and provide comments on the Drainage Strategy document (4th September).

It is anticipated that the SUDS holding objection will be overcome following review of the amended Drainage Strategy document (dated 4th September) and that the SUDS team will then be able to recommend approval subject to conditions.

It is therefore proposed that the recommendation is amended to allow for the addition of any conditions subsequently recommended by the SUDS team as below:

RECOMMENDATION

APPROVE and delegate authority to the Director of Place, Planning and Growth to grant planning permission subject to the applicant entering into a legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 (as amended) to secure the planning obligations and subject to conditions as detailed in Section 8 **along with any conditions subsequently recommended by the SUDS team. The wording of the SUDS conditions shall require details to be submitted within 3 months of the date of the decision and shall include a timetable for implementation.**

CIRCULATED PRIOR
TO THE MEETING



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
9 SEPTEMBER 2026**

ADDENDUM

AGENDA ITEM NO. 6 26/00157/FUL - Caravan At Toad Hall, Station Road, Cold Norton

Application Number	26/00157/FUL
Location	Caravan At Toad Hall, Station Road, Cold Norton
Proposal	Subdivision of land into two plots; northern plot for re-siting of caravan (Class C1 use) and the creation of a new vehicular access onto Station Road, southern plot for erection of a new dwelling (Class C3 use) with associated parking and landscaping.
Applicant	Miss Rebekah Prince
Agent	Mr Alan Green - A9 Architecture
Target Decision Date	16.09.2026
Case Officer	Charlie Mumford
Parish	Cold Norton
Reason for Referral to the Committee / Council	Departure from the Local Plan

Please note: Target decision date should read **16.09.2026** rather than **16.09.2027** as in the published agenda.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 REPRESENTATIONS RECEIVED FROM PARISH / TOWN COUNCILS (PAGE 53)

Name of Parish/Town Council	Comment	Officer Response
Cold Norton Parish Council	Recommend refusal – Development is outside of the settlement boundary – contrary to S8 (LDP). Concerns and issues with plot splitting – contrary to S3, D1 and H6 (LDP).	Noted – development outside of the development boundary has been assessed in the body of the report. In terms of plot splitting; D1 (design quality and built environment) the splitting of the plot would not detrimentally impact the character of the site nor the area in which it is

Name of Parish/Town Council	Comment	Officer Response
		sited. Regarding S3, this is not considered to be relevant as it is a specific policy for the garden suburbs and strategic allocations in Maldon, Heybridge and Burnham-on-Crouch. Regarding H6, this policy is in respect to the provision of travellers and similarly not relevant.

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

**to
NORTH WESTERN AREA PLANNING COMMITTEE
9 SEPTEMBER 2026**

ADDENDUM

AGENDA ITEM NO. 7

Application Number	26/00441/FUL
Location	Agricultural Barn at Loddarts Farm Lodge Road Woodham Mortimer
Proposal	Demolition of the existing barn and part of the outbuilding, and erection of a new barn style dwellinghouse with alterations to outbuilding.
Applicant	Mr O'Connor
Agent	Mr Chris Wragg - Arcady Architects Ltd
Target Decision Date	16 th September 2026
Case Officer	Jade Elles
Parish	Hazeleigh
Reason for Referral to the Committee / Council	Departure from the Local Plan

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Woodham Mortimer and Hazeleigh Parish Council	No comments	Noted

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