

Date



Princes Road  
Maldon  
Essex CM9 5DL

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# ADDENDUM

CHIEF EXECUTIVE  
Doug Wilkinson

Dear Councillor

## CENTRAL AREA PLANNING COMMITTEE - WEDNESDAY 23 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. **26/00406/VAR - Suez Depot, Parks Trading Unit Workshop The Depot, The Promenade Park, Park Drive, Maldon, Essex**(Pages 3 - 8)
6. **26/00372/FUL - Land at Walnut Tree Cottage, 44 Beeleigh Road, Maldon, CM9 5QJ**(Pages 9 - 24)

Yours faithfully

Chief Executive

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23<sup>rd</sup> September 2026

# Central Area Planning Committee



# Suez Depot, Parks Trading Unit Workshop The Depot, The Promenade Park, Park Drive, Maldon

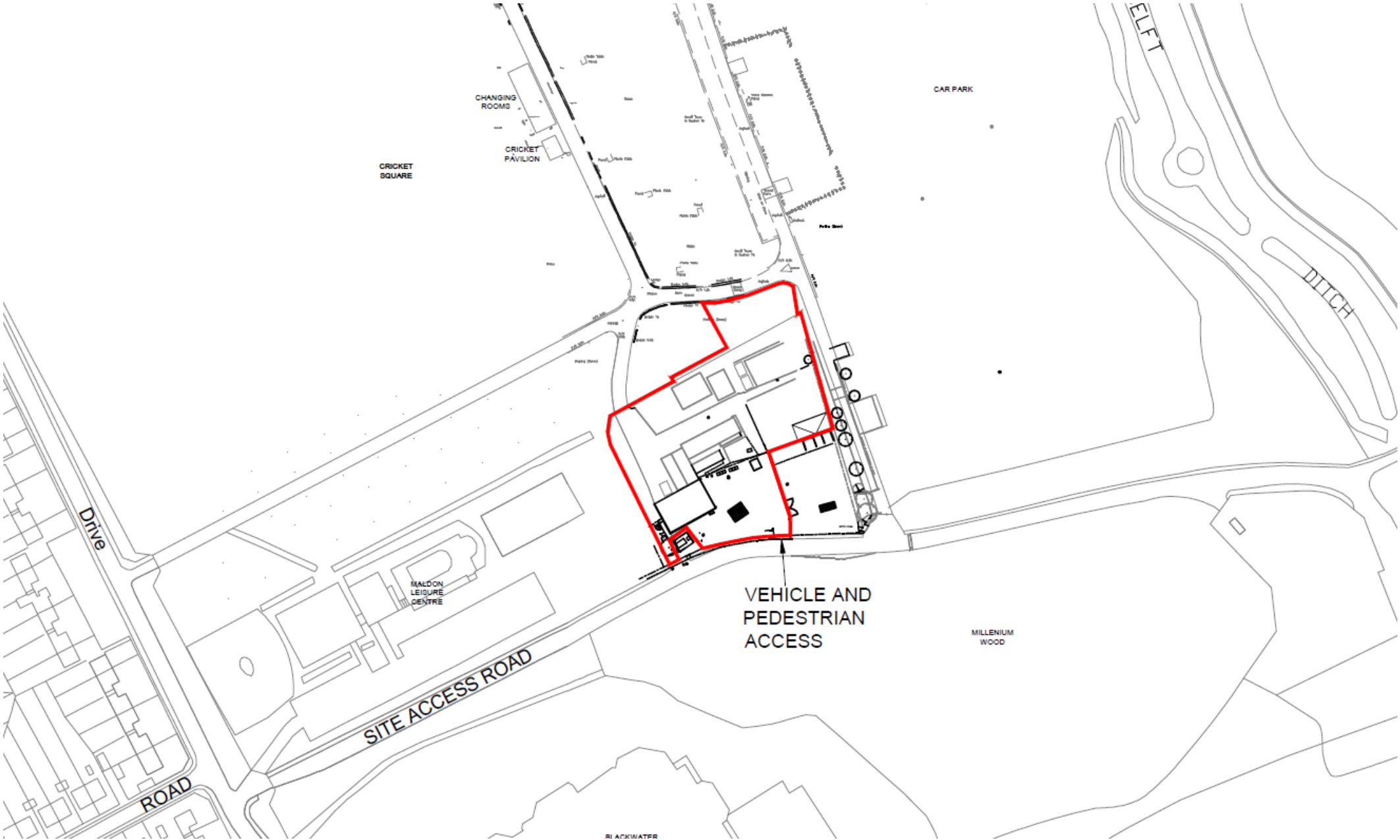
- Agenda Item No. 5
- 26/00406/VAR
- Variation of condition 5 on approved planning permission 16/00234/FUL (Variation of condition 9 on approved planning permission FUL/MAL/11/00334. The application proposes to permit the Waste Refuse Contract, which operates out of Maldon Depot, to operate for an additional hour (between 18:00 and 19:00 hours) Tuesday to Saturday (excluding Bank Holidays)) - to enable operation between 06:00 and 18:00 hours on up to two Bank Holiday Mondays in any calendar year.



Site Location



# Site Plan



- Approved condition:

#### CONDITION 5

*The waste refuse contract shall only operate from the site between 06:00 hours and 18:00 hours on Mondays, between 06:00 hours and 19:00 hours Tuesday to Saturday, and not at any time on Sundays and Bank Holidays.*

#### REASON

*In order to ensure the appropriate use of the site in accordance with policy E7 of the adopted Maldon District Replacement Local Plan.*

- Proposed amended condition:

#### CONDITION 4

*The waste refuse contract shall only operate from the site between 06:00 hours and 18:00 hours on Mondays, between 06:00 hours and 19:00 hours Tuesday to Saturday, not at any time on Sundays and between 06:00 and 18:00 on up to two Bank Holidays in a calendar year.*

#### REASON

*In order to ensure the appropriate use of the site in accordance with policy E7 of the adopted Maldon District Replacement Local Plan.*

# Summary and Officer Recommendation

## Summary and Recommendation

- The proposal *'arises from changes made in recent years to the residential kerbside collection routes, whereby collections in Maldon—the largest residential area within the Maldon District—now take place on Fridays...Where a Bank Holiday falls on a Friday, with a subsequent Bank Holiday also occurring on the following Monday (this can occur on up to two occasions per year depending on the timing of Christmas Day, Boxing Day and New Year's Day), the catch-up service is currently undertaken on the Saturday following the Friday Bank Holiday. Operational experience has shown that Saturdays following a Friday Bank Holiday are subject to high levels of traffic congestion, and the provision of the service on these days results in increased disruption to residents. In addition, some Saturdays following a Friday Bank Holiday are non-working days (i.e. they may be Christmas Day or Boxing Day). It is therefore proposed that the catch-up collection be undertaken on the following Bank Holiday Monday, which would reduce congestion and improve overall service efficiency'*.
- On balance any negative impacts in terms of noise and disturbance would be far outweighed by the benefits to the community.

**The Officer recommendation is to Approve the Variation of the condition**

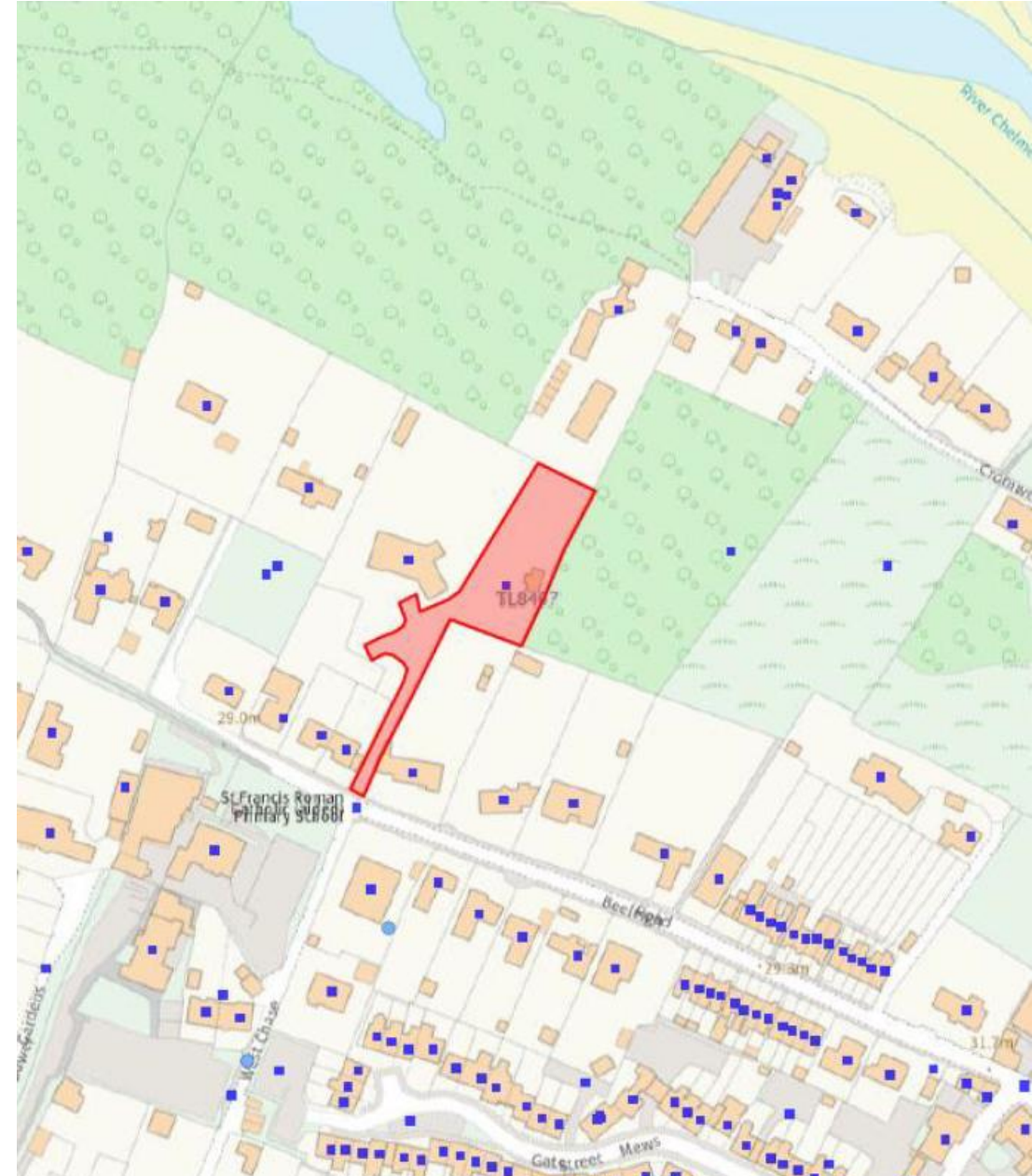


23 September 2026

# Central Area Planning Committee

# Land at Walnut Tree Cottage 44 Beeleigh Road Maldon

- Agenda Item No. 6
- 26/00372/FUL
- Demolition of outbuilding and erection of a self-build single storey dwelling with outbuilding and associated landscaping.



Site Location





# Proposed Site Plan

Existing dwelling approved in 2017 under reference 17/01386/FUL and will remain

No.44 retains 4 No. car parking spaces as approved (2 on drive and 2 within garage).

Areas of extended shared drive shown grey line hatched, included for enlarging access drive to Size 3 turning head for fire tender access.

Foul Water to drain to existing foul sewer to North of site.

Surface Water to drain to existing open ditch to North of site, or soakaway.

Shed/store outbuilding (bicycle storage).

Existing ditch/planted boundary to the East retained.

Dashed purple denotes previously approved scheme reference 12/00403/FUL.

All areas of new dwelling within 45m of fire tender for access (dashed pink arc).

New dwelling - 'No.42'.

Existing trees to boundary to be maintained (trimmed to allow construction).



# Proposed Floor Plan



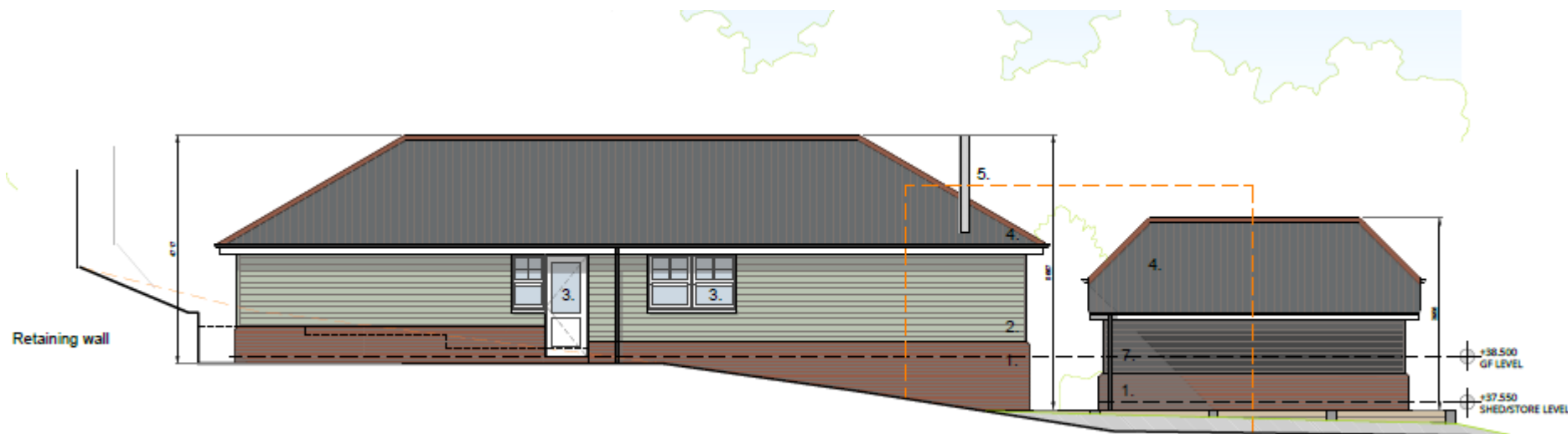
# Proposed Elevations



## MATERIALS KEY:

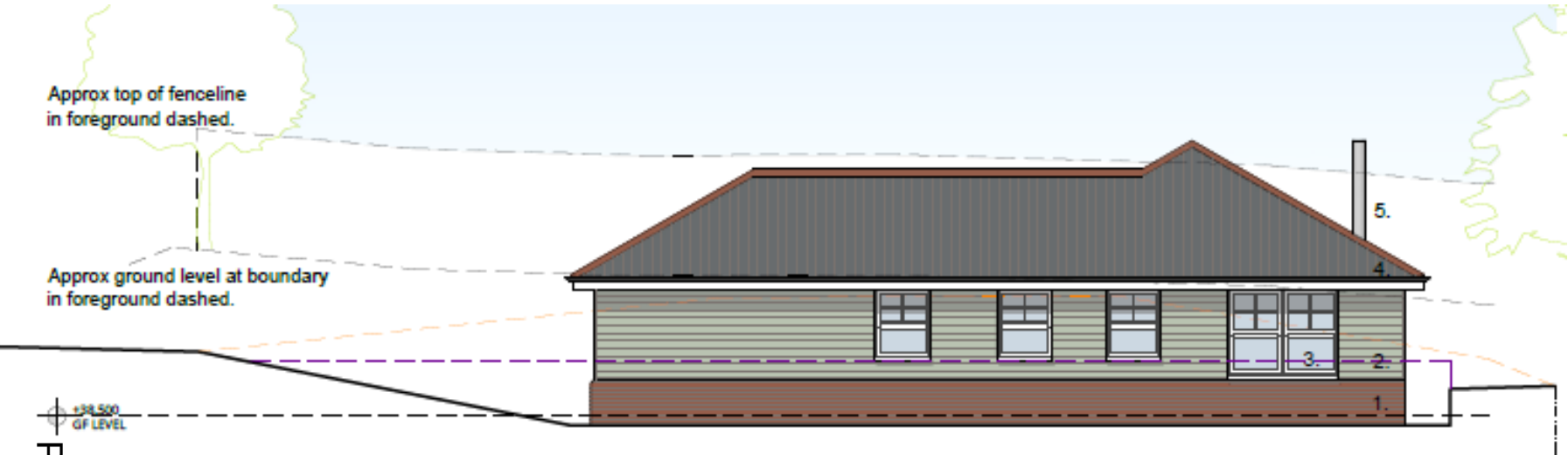
1. Red multi brickwork
2. Green textured fibre cement weatherboard cladding
3. White woodgrain effect uPVC sash windows/doors
4. Grey textured slate roof tiles
5. Black/metal flue
6. White columns/balustrading
7. Black textured fibre cement weatherboard cladding
8. Oak doors

PROPOSED SIDE (NORTH) ELEVATION



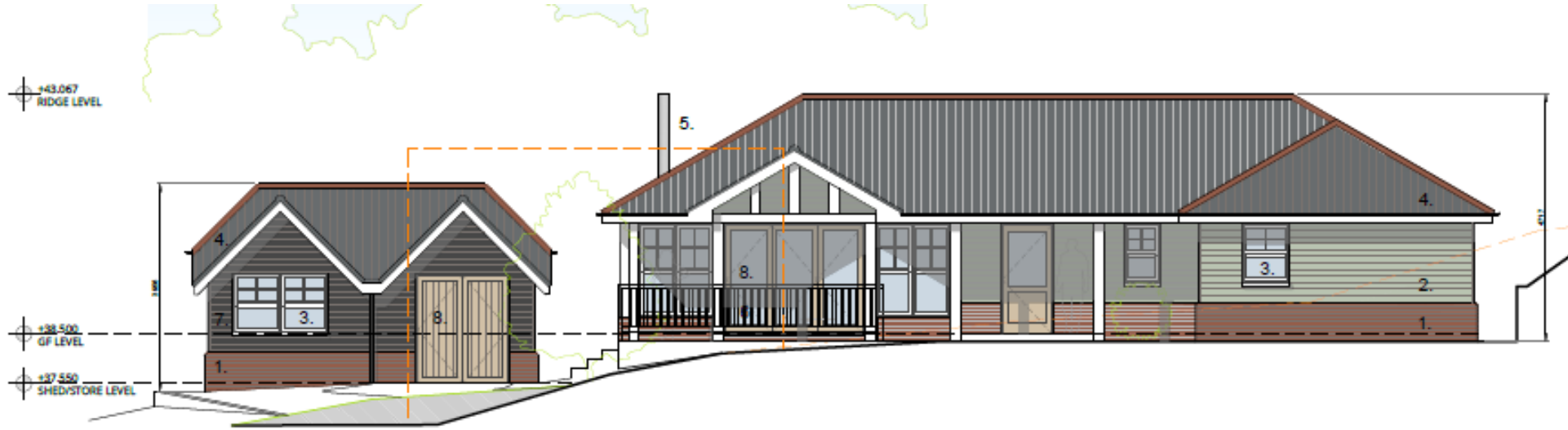
PROPOSED REAR (EAST) ELEVATION

# Proposed Elevations



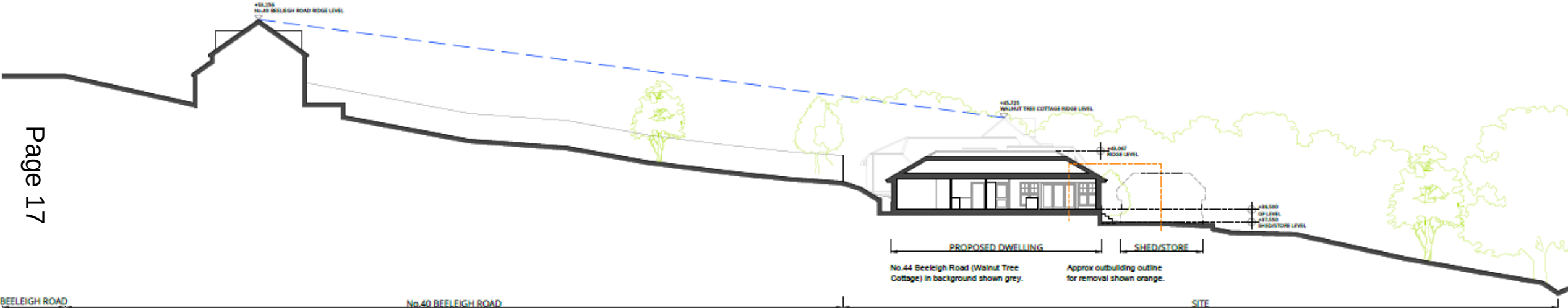
PROPOSED SIDE (SOUTH) ELEVATION

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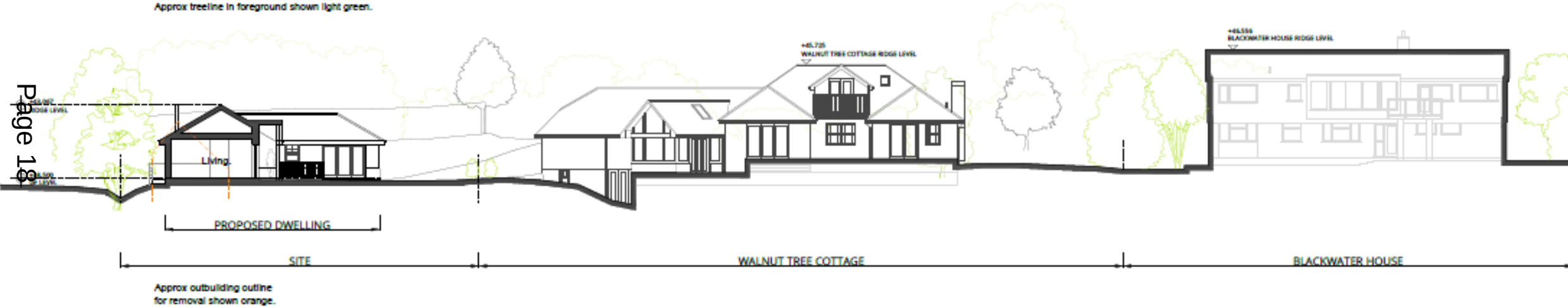


PROPOSED FRONT (WEST) ELEVATION

# Proposed Long South to North Section AA



# Proposed Short West to East Section BB

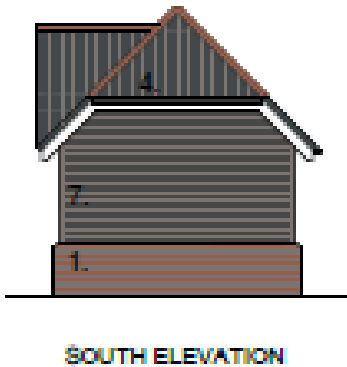
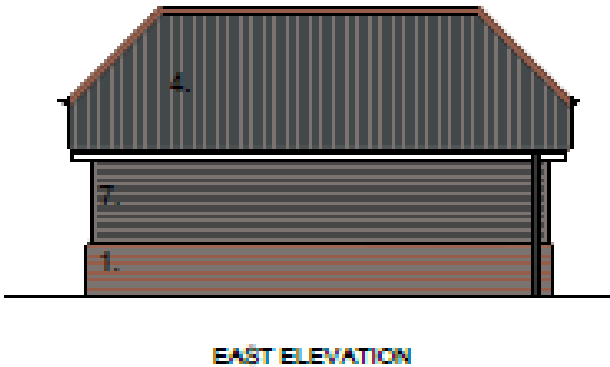


# Proposed Shed/Store Elevations



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- MATERIALS KEY:**
- 1. Red multi brickwork
  - 2. Black textured fibre cement weatherboard cladding
  - 3. White woodgrain effect uPVC sash windows/doors
  - 4. Grey textured slate roof tiles
  - 5. Oak doors



# View south of the site from the public footpath North of the River Chelmer

29 Cromwell  
Lane

Site

40 Beeleigh  
Road

44 Beeleigh  
Road

Blackwater  
House

St Francis  
Primary School

Riverscourt





Existing outbuilding to be demolished

**View looking out towards the driveway**



**View towards the site**

Existing dwelling approved in 2017 under reference 17/01386/FUL and will remain



**Existing and connected driveway**



# Summary and Officer Recommendation

## Summary and Recommendation

- The application site is located outside the settlement boundary contrary to policy S8 of the LDP, however the site lies within a sustainable location with access to local community, convenient shopping facilities within Maldon at a reasonable distance, a short walk to regular bus services and a primary school immediately opposite the site entrance.
- The site would be seen from afar, such as from the north of River Chelmer, however as shown in the previous slide, it would not be seen anymore than the property to the west of the site and the applicant has proposed the dwelling is sunken in places to minimise the views.
- The design and scale of the dwelling would be similar to the existing dwelling to the west of the site and would not result in any harm to the character and appearance of the conservation area

**The Officer recommendation is to Approve Planning Permission**

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