



MALDON DISTRICT
COUNCIL

APOLOGIES Committee Services
Email: Committee.clerk@maldon.gov.uk

DIRECTOR OF STRATEGY,
PERFORMANCE AND
GOVERNANCE
Paul Dodson

23 March 2022

Dear Councillor

You are summoned to attend the meeting of the;

COUNCIL

on **THURSDAY 31 MARCH 2022** at **7.30 pm**

in the **Council Chamber, Maldon District Council Offices, Princes Road, Maldon.**

Please Note: All meetings will continue to be live streamed on the [Council's YouTube channel](#) for those wishing to observe remotely.

There is no public speaking at Council meetings, however questions can be asked of the Leader of the Council or through the Leader to Chairmen of Committees. Questions must be submitted in writing by completion of a [Public Access form](#) (to be submitted by 12noon two clear working days before the day of the8 Council meeting).

A copy of the agenda is attached.

Yours faithfully

Director of Strategy, Performance and Governance



Please note: Electronic copies of this agenda and its related papers are available via the Council's website www.maldon.gov.uk.





AGENDA COUNCIL

THURSDAY 31 MARCH 2022

1. **Chairman's notices**

2. **Apologies for Absence**

3. **Minutes - 24 February 2022** (Pages 7 - 32)

To confirm the Minutes of the council meeting held on 24 February 2022 (copy enclosed).

4. **Declaration of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, other Pecuniary Interests or Non-Pecuniary Interests relating to items of business on the agenda having regard to paragraphs 6 - 8 inclusive of the Code of Conduct for Members.

(Members are reminded that they are also required to disclose any such interests as soon as they become aware should the need arise throughout the meeting).

5. **Public Questions**

To receive questions from members of the public, of which prior notification in writing has been received (no later than noon two clear working days before the day of the Council meeting).

Should you wish to submit a question please complete the online form at www.maldon.gov.uk/publicparticipation.

6. **Chairman's Announcements**

7. **Minute Book**

To consider the recommendations coming forward from the Committee details at a) below. Please note the Minutes of this meeting are not enclosed as they have not been approved at Committee Level.

a) **South Eastern Area Planning Committee - 9 March 2022**

Agenda Item 6 – Any other items of business that the Chairman of the Committee decides are urgent

Recommended:

That the Council agrees that all future meetings of the South Eastern Area Planning Committee meetings be held at Burnham-on-Crouch Town Council Offices.

8. Minutes of Meetings of the Council

To note that since the last Council, up until Wednesday 23 March 2022 (Council agenda dispatch) the following Committees have met, and to receive any questions in accordance with Council and Committee Procedure Rule 6 (2).

District Planning Committee	3 March 2022
South Eastern Area Planning Committee	9 March
Overview and Scrutiny Committee (acting as the Crime and Disorder Committee)	10 March
Central Area Planning Committee	16 March

9. Notice of Motion

In accordance with notice duly given under Procedure Rule 4 to receive the following two Motions.

a) Motion From Councillor K M H Lagan

Councillor K M H Lagan to move the following motion, duly seconded by Councillor S P Nunn. Please note that tracked changes have been applied to this Motion to assist identification of the proposed changes.

“To ensure best value and scrutiny is undertaken as part of the council’s park and waterfront asset management and associated operational processes, that the scheme of delegation to the Director of Service Delivery (DOSD) be amended as follows:

17 – Asset Management

- (d) To negotiate the terms of new leases, including interim and initial rent both at market rent and in those cases where existing tenants have a statutory right to call for a new lease on expiry of the current term. ~~The Director of Service Delivery to provide options to the town ward members who will review and determine the review of existing or issuance of, and to authorise completion of such~~ new leases up to an annual value of £15,000 and duration not exceeding seven years.
- (e) ~~Provide detailed report options for determination by the towns ward members In consultation with the Chairman or Vice-Chairman of the Strategy and Resources Committee and the Leader,~~ as (d) above in relation to leases with an annual value in excess of £15,000, but not exceeding £25,000, or tenure in excess of 7 years but not exceeding 14 years.

~~Sections (d) and (e), the results of the recommendation by members to be ratified at Strategy and Resources Committee.~~

44. Operational issues relating to:

- a) Parks and public open spaces ~~including waterfront and Quays: To develop proposals and options for lettings and leases on buildings which must be referred to the Local Ward Member Review Group for determination.~~
- b) Formal recreation areas. ~~The development of proposals any any buildings therein and~~ for the letting of any stalls, kiosks and other operations thereon including lettings such as funfairs, circuses and

other short-term lettings shall be developed and submitted the Local Ward Member Group for determination.

- c) To provide proposals to the local Ward member review group on any community assets, including buildings, structures etc) on any potential change of use from that intended for determination. ~~Sponsorship of areas of land such as roundabouts released by the highway authority.~~"

b) Motion from Councillor C Swain

Councillor C Swain to move the following motion, duly seconded by Councillor M G Bassenger.

"Maldon District Council asks the Secretary of State for Levelling Up, Housing and Communities to review and reply to the Council accordingly on the justification and validity of the various mechanisms, formulas and procedures that go to determining the level of housing that Local Planning Authorities are required to provide in their Local Development Plans in the light of their impact on the sustainability, social and natural environment and character of local communities and on infrastructure demands, in particular:

- the application of ONS projections for population and household formation without a proper national or regional economic or housing strategy;
- the reliance on current housing market conditions as basis for policies extending far into the future;
- the disconnection between past housing delivery performance and calculation of the 5-year Housing Land Supply;
- the lack of economic rationale for the affordability formula that increases the housing requirement in areas of low income;
- the total reliance on landowners and developers for sites to be considered for development;
- the justifiability of a high guaranteed return for developers;
- the dependence on developers' commercial interests for the pace of housing construction;
- the unrealistic presumption that Section 106 charges are an adequate basis for financing development-related infrastructure."

10. Questions in accordance with Procedure Rule 6(3) of which notice has been given

11. Making the Langford and Ulting Neighbourhood Plan (Pages 33 - 76)

To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).

12. Great Totham Neighbourhood Plan - Decision to send the Plan to Referendum (Pages 77 - 232)

To consider the report of the Director of Strategy, Performance and Governance, (copy enclosed).

13. **Commercial Options for Council Offices, Princes Road, Maldon** (Pages 233 - 236)

To consider the report of the Director of Service Delivery, (copy enclosed).

14. **Questions to the Leader of the Council in accordance with Procedure Rule 1 (3)(m)**

15. **Business by reason of special circumstances considered by the Chairman to be urgent**

16. **Exclusion of the Public and Press**

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

17. **Outstanding Loan - Financial Arrangements** (Pages 237 - 290)

To consider the report of the Director of Resources, (copy enclosed).

18. **Commercial Strategy 2022 - 27** (Pages 291 - 308)

To consider the report of the Director of Strategy, Performance and Governance (copy enclosed).

NOTICES

Recording of Meeting

Please note that the Council will be recording and publishing on the Council's website any part of this meeting held in open session.

Fire

In the event of a fire, a siren will sound. Please use the fire exits marked with the green running man. The fire assembly point is outside the main entrance to the Council Offices. Please gather there and await further instruction.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber. There are steps behind the main horseshoe as well as to the side of the room.

Closed-Circuit Televisions (CCTV)

Meetings held in the Council Chamber are being monitored and recorded by CCTV.