



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
9 APRIL 2025**

PRESENT

Chairperson	Councillor V J Bell
Vice-Chairperson	Councillor A Fittock
Councillors	M G Bassenger, A S Fluker, L J Haywood, M G Neall, R G Pratt, U C G Siddall-Norman and W Stamp, CC

648. CHAIRPERSON'S NOTICES

The Chairperson welcomed everyone to the meeting and went through some general housekeeping arrangements for the meeting.

649. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D O Bown.

650. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 11 December 2024 be approved and confirmed.

651. DISCLOSURE OF INTEREST

Councillor W Stamp declared an interest in Agenda Item 5 – 24/00886/FUL and 24/00887LBC Cartlodge Outbuilding attached to South West of Barn, Reddings Farm, Reddings Lane, Tillingham, Essex relating to receipt of an email from the Applicants' agent (which she had forwarded to Members) along with correspondence received when she was Leader of the Council. Councillor Stamp advised that this was not a pecuniary interest.

Councillor A S Fluker declared an interest in Agenda Item 5 – 24/00886/FUL and 24/00887LBC Cartlodge Outbuilding attached to South West of Barn, Reddings Farm, Reddings Lane, Tillingham, Essex relating to an ad-hoc unsolicited meeting he had attended with a third party connected to the application. In the interest of openness and transparency Councillor Fluker explained that the application had been discussed at this meeting, no planning officer was present which was contrary to the Members' Code of Conduct and having taken advice he would leave the meeting following the Officer presentation and any public speakers.

At this point in the meeting, the Chairperson reminded Members that site visits conducted without a Planning Officer were not considered acceptable. She advised

that if anyone had visited the site without a planning officer they might be called into question and urged, where applicable, a declaration of interest should be made.

652. 24/00886/FUL AND 24/00887/LBC CARTLODGE OUTBUILDING ATTACHED TO SOUTH WEST OF BARN REDDINGS FARM REDDINGS LANE TILLINGHAM ESSEX

Application Number	24/00886/FUL AND 24/00887/LBC
Location	Cartlodge Outbuilding Attached To South West Of Barn Reddings Farm Reddings Lane Tillingham Essex
Proposal	Continued use of The Dairy as holiday accommodation with retention of related alterations
Applicant	Mr & Mrs Skeggs - SB Agri Contracting
Agent	Mr Peter Le Grys - Stanfords
Target Decision Date	18.04.2025
Case Officer	Patrick Daly
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Member Call In Reasons: • D3 Conservation and Heritage Assets • S1 Sustainable Development • S8 Settlement Boundaries and the Countryside • E4 Agriculture and Rural Diversification • H4 Effective use of Land • H5 Rural Exception Schemes • H7 Agricultural and Essential Worker's Accommodation

Following the Officer's presentation the objector Tamsin Rogers and Supporter Susannah Skeggs addressed the committee.

In accordance with his earlier declaration, Councillor A S fluker left the meeting at this point and did not return.

Following some discussion Councillor W Stamp proposed that the Officer's recommendation to refuse application 24/00886/FUL be agreed. This proposal was duly seconded and agreed by assent.

The Chairperson then moved the Officer's recommendation to grant listed building consent in relation to application 24/00887/LBC

In response to a query, the Development Management Team Manager advised that the Conservation Officer had initially raised an objection to this application, but having received revised plans had amended their consultation response and now supported the application

The earlier proposal to approve the listed building application was duly seconded and upon a vote being taken this was agreed.

RESOLVED that application **24/00886/FUL** be **REFUSED** for the following reasons:

1. The holiday accommodation is in an unsustainable location within the open countryside with limited connectivity to services and facilities for pedestrians, cyclists and for the use of public transport. Accordingly, users of the accommodation would be heavily reliant on travel by private car. Furthermore, insufficient information has been submitted to demonstrate that there is an identified need for the tourist accommodation in this location. The development

therefore represents an inappropriate and unsustainable form of development contrary to Policies S1, S8 and E5 of the approved Maldon District Local Development Plan and the provisions of the National Planning Policy Framework.

2. The proposed development, by reason of its failure to provide adequate on-site car parking provision, would be detrimental to public amenity and the convenience of highway users caused by overspill and indiscriminate parking. Intensification of vehicular activity in the setting may also prejudice the safety of users of the highway or the passage of utility and emergency vehicles. As such the proposal is contrary to Policies D1 and T2 of the approved Maldon District Local Development Plan, the Vehicle Parking Standards SPD of the local planning authority and the provisions of the National Planning Policy Framework especially at paragraphs 135 a) and 139.
3. By virtue of the combined access of the commercial yard and the holiday accommodation and the main entrance to the building on the northern elevation closest to the yard, the proposals fail to provide for a safe and secure ingress/egress for visitors. As such, the proposals would prejudice the safety of pedestrians and other users of the highway. The proposal is contrary to Policies D1 and T2 of the approved Maldon District Local Development Plan, the Vehicle Parking Standards SPD of the local planning authority and the provisions of the National Planning Policy Framework.
4. By virtue of the number of bedrooms and the limited internal communal space provided, the use of property as tourist accommodation would be detriment to the residential amenity of surrounding properties with regards to noise, disturbance, vehicular trips and indiscriminate highway parking. As such the proposals are contrary to Policies D1 and H4 of the Maldon District Local Development Plan and the provisions of the National Planning Policy Framework.

RESOLVED that application **24/00887/LBC** be **GRANTED LISTED BUILDING CONSENT** subject to the following conditions:

1. The works hereby permitted shall be carried out in accordance with the approved plans as stated on the Decision Notice.
2. All areas of unauthorised cement pointing shall be carefully raked out and the brickwork re-pointed using lime mortar (incorporating no element of cement) by the 30th of September 2025. Prior to commencing the re-pointing works, a sample area of re-pointing of no more than 1 sqm shall be carried out and approved by the local planning authority. The applicant shall notify the local planning authority when the sample pointing is ready to be viewed.
3. All existing plastic rainwater goods shall be replaced by black metal rainwater goods by the 30th of September 2025.
4. All new windows shall be of black painted timber.
5. Those windows which do not conform to the approved plans shall be replaced in compliance with the approved plans by the 31st of January 2026.

There being no other items of business the Chairperson closed the meeting at 8.00 pm.

V J BELL
CHAIRPERSON