



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
20 AUGUST 2025**

PRESENT

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

210. CHAIRPERSON'S NOTICES

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

211. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor D O Bown and Councillor R Pratt¹.

212. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 23 July 2025 be approved and confirmed.

213. DISCLOSURE OF INTEREST

There were none.

214. 25/00042/FUL, 14, SOUTHMINSTER ROAD, TILLINGHAM

Application Number	25/00042/FUL
Location	14 Southminster Road, Tillingham
Proposal	Planning application for the demolition of existing bungalow and erection of two dwellings
Applicant	Fincham
Agent	Church and Green Planning and Design Consultants
Target Decision Date	20.08.2025 (EoT – committee determination required)
Case Officer	Matt Bailey
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Departure from the local plan

¹ South Eastern Area Planning Committee – 17 September 2025

Following the Officer's presentation, Mrs Bowen the Applicant addressed the Committee.

Councillor W Stamp proposed that the Committee accept the Officer's recommendation of approval. This was duly seconded and upon taking a vote this proposal was agreed.

RESOLVED that the application be **APPROVED** subject to the conditions below and the submitted Unilateral Undertaking.

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans stated on the Decision Notice.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/approved plans.
4. Prior to first occupation of the dwelling hereby approved, the foul drainage for the dwelling must either be connected to mains drainage or a small sewage treatment plant of adequate capacity for the dwelling. Any small sewage treatment plant installed must discharge treated effluent in a manner which complies with the "General Binding Rules" at the time of installation.
5. No development above ground level shall take place until full details of the provision and subsequent retention of both hard and soft landscape works on the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

Soft landscape works

- Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.
- Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.
- Details of the aftercare and maintenance programme.

The soft landscape works shall be carried out as approved within the first available planning season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation.

Hard landscape works

- Details of any walls and boundaries with materials, construction design and dimensions.
- Details of paved surfacing, with materials finishing and edgings.
- Details of street furniture, with designs materials and dimensions.

The hard landscape works shall be carried out as approved prior to the first occupation of the development hereby approved and retained and maintained as such thereafter.

6. Prior to first occupation of the development, cycle parking shall be provided in accordance with Maldon District Council's Parking Standards. The approved facilities shall be secure, convenient, covered and retained at all times.

7. Prior to first occupation of the development, the Developer shall be responsible for the provision, implementation and distribution of Residential Travel Information Packs for sustainable transport, as approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator. This pack (including tickets) is to be provided by the Developer to the dwelling free of charge.
8. All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Plumb Associates, January 2025) as already submitted with the planning application and agreed in principle with the local planning authority prior to determination. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.
9. The trees and hedges identified for retention on the approved plans which are attached to and form part of this permission shall be protected during the course of the development. The trees and/or hedges shall be protected by measures which accord with British Standard 5837:2012 (Trees in Relation to Construction). The protective fencing and ground protection shall be erected before the commencement of any clearing, demolition and building operations and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Within the fenced protection zone(s) no materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence, nor shall any change in ground level be made within the fenced area unless otherwise first agreed in writing by the local planning authority. If within five years from the completion of the development a tree or hedge shown to be retained is removed, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, a replacement shall be planted within the site of such species and size, and shall be planted at such time, as specified in writing by the local planning authority.
10. Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist, shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

11. The first-floor windows to the side elevation of each property hereby approved shall be glazed with obscure glass (minimum Level 3 obscurity) and fixed shut below a level of 1.7m above finished floor level. The obscure/fixed glazing shall be retained in perpetuity.
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1, Classes A to H of the Order shall be carried out to the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority.

215. 25/00301/FUL, LAND ADJACENT THE OLD POST OFFICE, MAIN ROAD, MUNDON, ESSEX

Application Number	25/00301/FUL
Location	Land Adjacent The Old Post Office, Main Road, Mundon, Essex
Proposal	Demolition of existing outbuildings and construction of two bedroom dwelling and extended vehicle crossover.
Applicant	Mr Richard Wilson
Agent	FRONT. Architecture
Target Decision Date	22.08.2025 (EoT – committee determination required)
Case Officer	Matt Bailey
Parish	MUNDON
Reason for Referral to the Committee / Council	Departure from the local plan (part of site outside of settlement boundary)

The Officer presented the report. Following this Councillor A S Fluker sought clarification on the following information detailed in the report:

- Paragraph 5.1.2 refers to Tillingham and defined this a main settlement, however the application site was within the Mundon area
- Paragraph 5.10.2 detailed the sustainability of the location, but this was queried as Mundon did not have good access to services and facilities. The sustainability of the site was questioned as an application close to this site was refused on appeal for being unsustainable.

These views were echoed by other Members of the Committee and further information was provided by Officers in response.

The Head of Service: Development Management and Building Control commented that the issues of consistency were valid, and that Members might have a difficult time coming to a reasoned decision in light of what had been highlighted

Following further debate, Councillor Fluker proposed that determination of the application be deferred and this was duly seconded.

In response to further comments regarding sustainability of the site, the Head of Service raised concerns over the decision making and approving an application with mistakes in the report.

The Chairperson then moved the proposal to defer the application in the name of Councillor Fluker. Upon a vote being taken this was agreed by assent.

RESOLVED that consideration of this application be **DEFERRED** to allow the errors identified within the report to be corrected.

There being no other items of business the Chairperson closed the meeting at 8.02 pm.

V J BELL
CHAIRPERSON