



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
14 JANUARY 2026**

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, R G Pratt, U G C Siddall-Norman and W Stamp, CC
Officers (Maldon District Council)	Mr Johnson, Head of Development Management and Building Control Mr Purvis, Principal Planner

436. CHAIRPERSON'S NOTICES

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

437. APOLOGIES FOR ABSENCE

An apology for absence was received from Councillor Bown

438. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 10 December 2025 be approved and confirmed.

439. DISCLOSURE OF INTEREST

Councillor A S Fluker declared that he knew the applicant for 25/00706/OUTM – Land east of Birch road, Tillingham.

440. 25/00706/OUTM - LAND EAST OF BIRCH ROAD, TILLINGHAM

Application Number	25/00706/OUTM
Location	Land East of Birch Road Tillingham
Proposal	Outline planning application for residential development of up to 36 dwellings (Use Class C3) with new vehicular and pedestrian access and associated open space, parking and landscaping with all matters reserved except access
Applicant	c/o WSP
Agent	Mr Joshua Webb - WSP
Target Decision Date	21.01.2026 (Extension of Time - EOT - Agreed)
Case Officer	Chris Purvis
Parish	TILLINGHAM
Reason for Referral to the Committee / Council	Councillor M G Neall has 'called in' the application due to concerns of this development being outside of the settlement boundary (policy S8) and would creep into the countryside; concerns with regards to layout and density, house types are not in line with others (policy D1); concern over housing mix and affordable housing levels (policy H1) and the location of affordable housing in area of the development (policy H2) Major Development Departure

The Officer presented the report. Following this an Objector John Williams and the Agent Michael Wood addressed the Committee.

A Member then raised their concerns over this application making reference to the reasons for refusal on the previous application on the site which included:

- The rural location of the site
- The site being outside of the settlement boundary
- Limited services, facilities and employment opportunities
- The poor quality and limited access to sustainable public transport, which would mean an increase in traffic movements and private vehicle ownership

The Member believed that this new application had not addressed these issues and stated that it is contrary to policies S1, S2, S8, D1, T1, T2 and H4. They then went on to note that they believe the density design has still not been addressed stating they thought it was contrary to policies S1 S8 and H4.

A Member then raised concerns over the grade two agricultural land that the site was proposed on, wanting to know why this had not been given a more substantial consideration questioning what the officer had taken consideration.

The officer responded that the site is 1.78 hectares in size and there is no requirement to ask Natural England for comment on land below 20 hectares leading to its limited weight.

Following this, issues were discussed with the design and location of the site. Concerns about the entrance and exit to the site were raised with reference to the size of the proposed access being too small; additionally they thought the single entrance to the site was not enough and would lead to loss of amenity to current residents.

The location was questioned with the Member stating it was in the wrong place in reference to the settlement to constitute good design.

Councillor M G Neall then Proposed that they refuse this application it was duly seconded.

Following this Councillor V J Bell proposed that the Committee approve this application this was not seconded.

Before a vote occurred, members had a discussion to clarify the planning reasons for refusal to ensure they were robust and relevant.

The Chairperson then put Councillor Neall's proposal to the Committee. Upon a vote being taken this was passed.

It was decided that Councillors Neall, Bassenger and Bell would represent Maldon District Council if this application was to go to appeal.

RESOLVED that the application be **REFUSED** with the reasons for refusal to be finalised with the Members and Chairperson of this Committee.

There being no other items of business the Chairperson closed the meeting at 8.57 pm.

V J BELL
CHAIRPERSON