



**MINUTES of
DISTRICT PLANNING COMMITTEE
15 JULY 2025**

PRESENT

Chairperson	Councillor M E Thompson
Councillors	S J Burwood, S Dodsley, A Fittock, A S Fluker, J C Hughes, K Jennings, K M H Lagan, A M Lay, W J Laybourn, S J N Morgan, M G Neall, N D Spenceley, P L Spenceley, N J Swindle and L L Wiffen

156. CHAIRPERSON'S NOTICES

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

At this point in the meeting the Chairperson advised that the agenda pack contained an error and should show Councillor V J Bell as the Vice-Chairperson of the Committee. As Councillor Bell was unable to attend this meeting, she had requested that Councillor P L Spenceley assist her at the top table. There was no objection to this raised by Councillors.

157. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger, V J Bell, D O Bown, J R Burrell-Cook, J Driver, M F L Durham CC, C P Morley, R G Pratt, R H Siddall, U G C Siddall-Norman, W Stamp CC, E L Stephens, J C Stilts and S White.

158. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the District Planning Committee held on 22 May 2025 be approved and confirmed.

159. DISCLOSURE OF INTEREST

There were none.

160. 25/00160/FULM - LAND SOUTH OF WYCKE HILL AND LIMEBROOK WAY, MALDON, ESSEX

Application Number	25/00160/FULM
Location	Land South Of Wycke Hill And Limebrook Way Maldon Essex
Proposal	Construction of 90 dwellings (Use Class C3), open space, landscaping, vehicular and pedestrian infrastructure, sustainable urban drainage and other associated works
Applicant	Crest Nicholson Eastern
Agent	Michael Smith - JCN Design & Planning
Target Decision Date	01.08.2025
Case Officer	Patrick Daly
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Major Development

The Members' Update circulated prior to the meeting provided Members with an update regarding Section 106 (S106) contributions, relevant consultee comments and addressed a discrepancy in the Committee report, this was duly noted.

Following the Officers' presentation the Agent, Mr Smith addressed the Committee.

During the debate that ensued and in response to questions and some concerns raised, Officers provided the following information:

The application was not counted as part of the strategic site as it was windfall development and whilst small would help towards the Council's Five-Year Housing Land Supply.

The development would have a landscape management plan in respect of the garden suburbs details, which would be for the S106 agreement to obtain. Officers were unable to provide details regarding how the upkeep and maintenance would be funded as this was not part of the planning application.

The study space had been reduced in size so it was unlikely these developments would be marketed as two-bedroom.

In response to concern about section 3.3.1 of the Members' Update and whether the developer would have to pay the contribution towards education and if it was subject to the S106 agreement, Members were advised that this currently was an unknown element as the challenge had only recently been received and Officers had not yet reconsulted with Essex County Council Education.

Reference was made to the Car Parking Supplementary Planning Document and the requirement to having EV (Electric Vehicle) charging points in communal areas. In response, the Officer suggested this could be conditioned, to require a certain number in communal areas as part of the development.

At this point Councillor A S Fluker proposed that Members agree the Officers' recommendation and approve the application. This proposal was duly seconded.

The Chairperson put the Motion to approve the application to the Committee and upon a vote being taken declared that this was unsuccessful with the majority voting against it. As it therefore appeared that the Committee were mindful to refuse the application and overturn the Officer recommendation of approval, the Chairperson advised she was therefore applying the Constitutional Brake Clause, as provided for in the

Committee's Operating Protocol. The application was therefore deferred, and a report would be brought back to a subsequent meeting of the Committee.

In response to questions raised, guidance and advice was provided to the Committee in respect of the Constitutional Brake. Following this the Chairperson clarified for this application that the Constitutional Brake had been applied.

RESOLVED that the Constitutional Brake Clause be applied, and consideration of this application is therefore **DEFFERED** to a subsequent meeting of the District Planning Committee.

There being no other items of business the Chairperson closed the meeting at 8.19 pm.

M E THOMPSON
CHAIRPERSON