

17 September 2025



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www.maldon.gov.uk



APOLOGIES: Committee Services
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CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the extraordinary meeting of the;

COUNCIL

on **THURSDAY 25 SEPTEMBER 2025 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. Public participants wishing to speak remotely at a meeting can continue to do so via Microsoft Teams.

To submit a question in writing or attend in person please complete a [Public Access form](#) (to be received no later than 12noon two clear working days before the Council meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully

Chief Executive



AGENDA COUNCIL (EXTRAORDINARY)

THURSDAY 25 SEPTEMBER 2025

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes - 10 July 2025** (Pages 5 - 20)

To confirm the Minutes of the Council meeting held on 10 July 2025 (copy enclosed).

4. **Minutes - 7 August 2025** (Pages 21 - 26)

To consider the Minutes of the extraordinary Council meeting held on 7 August 2025 (copy enclosed).

5. **Declaration of Interest**

To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B 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).

6. **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.

7. **Chairperson's Announcements**

8. **Minute Book**

To consider the recommendations coming forward from the Committees detailed below. Please note that the Minutes of these meetings are not enclosed as they have not been approved at Committee level.

a) **Strategy and Resources Committee - 24 July 2025** (Pages 27 - 56)

Minute No. 180 – Building Control Policy 2025 - 2028

RECOMMENDED

- (i) That the Building Control Policy and Procedures 2025 - 2028 attached at **APPENDIX 1**, be approved.

For further information please see the Council's website.

- (ii) That the Assistant Director – Planning and Implementation be granted delegated powers to amend the Building Control Policy and Procedures 2025 - 2028, in consultation with the Building Control Team Manager, as and when required, to ensure they remain up to date and functional and any changes are reported to the Strategy and Resources Committee for noting.

Minute No. 181 – Revised Health and Safety Policy and Statement of Intent (Resubmission)

RECOMMENDED

- (i) That subject to the amendments detailed in the Minutes of the Strategy and Resources Committee, the revised Health and Safety Policy, attached as **APPENDIX 2**, and Statement of Intent be adopted;
- (ii) that the roles and responsibilities of the Leader of the Council, Committee Members and key staff be noted;
- (iii) that the annual review period be noted.

9. **Meetings of the Council**

To note that since the last Council, up until Wednesday 17 September 2025 (Council agenda dispatch) the following Committees have met, and to receive any questions in accordance with Council and Committee Procedure Rule 6 (2).

Performance, Governance and Audit Committee	5 June 2025
Strategy and Resources Committee	12 June
North Western Area Planning Committee	18 June
Overview and Scrutiny Committee	19 June
South Eastern Area Planning Committee	25 June
Central Area Planning Committee	2 July
District Planning Committee (special)	15 July
Performance, Governance and Audit Committee	17 July
South Eastern Area Planning Committee	23 July
Strategy and Resources Committee	24 July
District Planning Committee (special)	30 July
South Eastern Area Planning Committee	20 August
Overview and Scrutiny Committee	4 September

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

11. **Making the Mayland Neighbourhood Plan** (Pages 57 - 240)

To consider the report of the Assistant Director: Planning and Implementation, (copy enclosed).

12. **Local Government Reorganisation: Creating A Greater Future For Essex Five Unitary Authority Business Case** (Pages 241 - 460)

To consider the report of the Chief Executive, (copy enclosed).

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

14. **Business by reason of special circumstances considered by the Chairperson to be urgent**
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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

We do not have any fire alarm testing scheduled for this meeting. In the event of a fire, a siren will sound. Please use either of the two marked fire escape routes. Once out of the building please proceed to the designated muster point located on the grass verge by the police station entrance. Please gather there and await further instruction. If you feel you may need assistance to evacuate the building, please make a member of Maldon District Council staff aware.

Health and Safety

Please be advised of the different levels of flooring within the Council Chamber.

Closed-Circuit Televisions (CCTV)

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

Lift

Please be aware, there is not currently lift access to the Council Chamber.