



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
20 MAY 2026**

PRESENT

Vice-Chairperson (Acting as Chairperson)	Councillor L L Wiffen
Councillors	J C Hughes, S J N Morgan, C P Morley, E L Stephens and M E Thompson
Officers (Maldon District Council)	Mr Johnson, Head of Development Management and Building Control Mr Bailey, Senior Planning Officer

1. CHAIRPERSON'S NOTICES

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

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M F L Durham CC and R H Siddall.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 04 February 2026 be approved and confirmed.

4. DISCLOSURE OF INTEREST

There were none.

**5. 25/00983/OUT - LAND AT CHASEFIELD FARM, 64 WALDEN HOUSE ROAD,
GREAT TOTHAM, ESSEX**

Application Number	25/00983/OUT
Location	Land At Chasefield Farm, 64 Walden House Road, Great Totham, Essex
Proposal	Outline application with all matters reserved for the construction of six new detached one and half storey and two storey dwellings with detached triple cart lodge on land at Chasefield Farm, 64 Walden House Road, Great Totham, Essex with private open space, access, parking,

	and landscaping.
Applicant	Mr & Mrs Edwards
Agent	Mr Mark Rickards - Bacchus Design Limited
Target Decision Date	2026
Case Officer	Matt Bailey
Parish	Great Totham
Reason for Referral to the Committee / Council	<p>Called in by Councillor S J N Morgan</p> <ul style="list-style-type: none"> • Development would result in urbanisation of the site and harm character and appearance contrary to Local Development Plan (LDP) policies S1, S8, D1 and H4. • The development would diminish the visual amenity of the public footpath which crosses the site • Notwithstanding the housing land supply position, the harms would not be outweighed by the limited contribution of 6 additional homes.

The Officer presented the report. Following this a representative of Wickham Bishops Parish Council Henry Bass and the Agent Mark Rickards addressed the Committee.

The Chairperson then opened up the discussion to Members. Councillor S J N Morgan received clarification from the Officer that there was no affordable housing on the site. The Councillor then stated that they agreed with the testimony of the Representative Henry Bass and that he thought the proposed site would cause urbanisation and harm to the character and appearance of the area. Additionally it would diminish the public amenity of the footpath that runs through the site. The Councillor thought the harms would not be outweighed by the benefits of 6 additional homes and no affordable housing; referencing that they thought the proposed site was contrary to policies S1 S8 D1 and H4 of the Local Development Plan. Councillor Morgan then proposed that the application be refused. This was duly seconded.

Following this discussion continued with a Councillor showing concern that the site area wasn't being utilised fully and that more dwellings could have been included in the proposal.

At this point in the meeting the Chairperson took a vote to discern whether the Committee was minded towards refusal. The vote indicated that the Committee was minded to vote for refusal.

Officers then asked for clarification on what reasons for refusal the Committee would be pursuing. Councillor Morgan then reiterated their earlier statement referencing policies S1 S8 D1 and H4.

The Chairperson put the proposal to refuse the application to a vote. This proposal was then approved. Councillors S J N Moran and J C Hughes volunteered to represent the council if this application went 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 8.14 pm.

CHAIRPERSON COUNCILLOR L L WIFFEN