

24 June 2026



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APOLOGIES: Committee Services
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CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the meeting of the;

COUNCIL

on **THURSDAY 2 JULY 2026 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

THURSDAY 2 JULY 2026

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes of the Statutory Annual Council - 14 May 2026** (Pages 7 - 30)

To confirm the Minutes of the Statutory Annual Council meeting held on 14 May 2026 (copy enclosed).

4. **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).

5. **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.

6. **Chairperson's Announcements**

7. **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) **Performance, Governance and Audit Committee - 4 June 2026**

[Link to Committee report pack](#)

Council Constitution - Scheme of Delegation to Officers - Environmental Health Powers and Duties - Update

RECOMMENDED that the Renters' Rights Act 2026 be included within the list of legislation and statutory provisions in the Scheme of Delegation and delegated to the Director of Neighbourhood Services and Communities together with the ability of the Director to authorise appropriate Officers to undertake the new powers and duties on behalf of the Council.

- b) Strategy and Resources Committee - 11 June 2026 (Pages 31 - 140)

[Link to Committee report pack](#)

Essex Coast Recreational disturbance Avoidance and Mitigation Strategy Review

RECOMMENDED

- (i) that the revised and updated Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) 2026 and tariff (attached at **APPENDIX 1**) be approved, superseding the current RAMS 2018-2038;
- (ii) that the new RAMS tariff of £500 per new dwelling or qualifying unit (index linked and inclusive of a 5% admin fee) be applied to new development from 1 August 2026;

Note: the current fee is £175.55 and benchmarks as low compared to tariffs nationally, while the new fee is mid-range, The new fee includes increased expectations of eligible housing units, and is considered not just for the implementation period, but also for the maintenance period.

- (iii) that the adopted Essex Coast RAMS Supplementary Planning Document (SPD) be revoked, noting that its content is no longer aligned with the updated RAMS;
- (iv) that Members agree in principle to replace the Essex Coast RAMS SPD with an Essex Coast RAMS Technical Advice Note (TAN), recognising that this will provide a consistent mechanism to guide decision-making for local authorities within the RAMS partnership area;
- (v) that authority be delegated to the Director of Place, Planning and Growth, in consultation with Planning Policy Working Group to agree and publish the TAN once drafting is complete.

Pay Policy Statement 2026 / 27

RECOMMENDED that the 2026 / 27 Pay Policy Statement attached at **APPENDIX 2** be approved.

8. Meetings of the Council

To note that since the last Council, up until Wednesday 24 June 2026 (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 (special)	14 May 2026
Strategy and Resources Committee (special)	14 May
Licensing Committee (special)	14 May
Overview and Scrutiny Committee (special)	14 May
Joint Standards Committee (special)	14 May
Investigating and Disciplinary Committee (special)	14 May
District Planning Committee (special)	14 May
Central Area Planning Committee (special)	14 May
North Western Area Planning Committee (special)	14 May
South Eastern Area Planning Committee (special)	14 May

North Western Area Planning Committee	20 May
Performance, Governance and Audit Committee	4 June
Appointments Board	11 June
Strategy and Resources Committee	11 June
North Western Area Planning Committee	17 June

9. **Statement of the Leader of the Council** (Verbal Report)

To consider the statement of the Leader of the Council setting out the Council's report and programme for the current municipal year.

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

11. **Appointment to Working Group** (Pages 141 - 142)

To consider the report of the Director of Legal and Governance, (copy enclosed).

12. **Nomination to Tollesbury Community Land Trust Steering Group** (Pages 143 - 148)

To consider the report of the Director of Legal and Governance, (copy enclosed).

13. **Devolution and Local Government Reorganisation** (Verbal Report)

To receive a verbal update from the Chief Executive.

14. **Exclusion of the Public and Press**

To resolve that under Section 100A (4) of the Local Government Act 1972 the public be excluded from the meeting for the following item of business on the grounds that it involves the likely disclosure of exempt information as defined in Paragraph 3 of Part 1 of Schedule 12A to the Act, and that this satisfies the public interest test.

15. **Outline Business Case for Maldon New Arts and Culture Centre** (Pages 149 - 168)

To provide Members with confidential information necessary to inform the public report at Agenda Item 17.

This information must be considered in private as it includes commercially sensitive information.

16. **Resumption of Business in Open Session**

To continue in open session with the business of the Council.

Members of the press and public will be readmitted at this point.

17. **Outline Business Case for Maldon New Arts and Culture Centre Project** (Pages 169 - 302)

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

Please note: Documents A1 and A12 to APPENDIX 2 contain exempt information and will be considered in private session at Agenda Item 15 pursuant to Paragraph 3 of Part 1 Schedule 12A to Section 100A (4) of the Local Government Act 1972.

18. **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.