



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
22 JULY 2026**

PRESENT

Vice-Chairperson	Councillor A Fittock
Councillors	M G Bassenger, A S Fluker, L J Haywood, W J Laybourn, M G Neall, U G C Siddall-Norman and W Stamp, CC
Officers (Maldon District Council)	Mr Johnson, Head of Development Management and Building Control Ms Beighton, Development Management Team Leader Mr Bailey, Principal Planning Officer Ms Sadler, Planner

168. CHAIRPERSON'S NOTICES

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

169. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors V J Bell, D O Bown and R G Pratt

170. MINUTES OF THE LAST MEETING

RESOLVED

- (i) that the Minutes of the meeting of the Committee held on 24 June 2026 be received.

Minute No. 5 – 24/00813/FUL Maltings Storage Shed, Station Road, Burnham-on-Crouch, Essex

Councillor A S Fluker commented on the third paragraph of this Minute, advising that, in the explanation given by the Officer, specific reference had been made to the application being brought before the Committee due to its impact on the environment. He requested that the Minutes be amended to include reference to this.

In response, and following a brief discussion, it was agreed that the Minutes be approved subject to the paragraph referred to by Councillor Fluker being revised. The revised wording would be brought back to the next meeting of this Committee for consideration.

RESOLVED

- (ii) that with exception of the paragraph referred to above, the Minutes of the meeting of the Committee held on 24 June 2026 be confirmed.

171. DISCLOSURE OF INTEREST

Councillor A S Fluker declared that the Committee Members knew the applicants for agenda item 5 26/00296/FUL – Land at 1 Imperial Avenue, Mayland, CM36AQ and agenda item 6 - 26/00053/FUL - Land North West of Riversleigh, Nipsells Chase, Mayland because the applicants were Members.

Councillor L J Haywood declared that she was the applicant for agenda item 5 26/00296/FUL – Land at 1 Imperial Avenue, Mayland, CM36AQ so would recuse herself from this agenda item.

At this point in the meeting Councillor L J Haywood left the meeting.

172. 26/00296/FUL - LAND AT 1 IMPERIAL AVENUE, MAYLAND, CM3 6AQ

Application Number	26/00296/FUL
Location	Land At 1 Imperial Avenue, Mayland CM3 6AQ
Proposal	Erection of a self-build, custom build single-storey one bedroom dwelling.
Applicant	Miss L Haywood
Agent	Mr Andrej Bozin – Agency of Architecture
Target Decision Date	29 July 2026
Case Officer	Hayley Sadler
Parish	Mayland
Reason for Referral to the Committee / Council	Councillor / Member of Staff

Following this the Officer presented the report.

The Chairperson then opened the floor to Members.

Councillor W Stamp showed support for the application stating that there was a need for smaller dwellings in the district, thought the design was tastefully done, and she didn't believe it was cramped. She then proposed that this application be approved contrary to Officers' recommendations. This was duly seconded.

A discussion then ensued with some Members showing support for approving the application stating the need for additional smaller dwellings in the district. Another Member highlighted that Mayland Parish Council had objected to this application specifically citing issues they had with the height of the roof. In response to questions, the Head of Development Management explained that the recommended reasons for refusal were based on design elements in regard to a cramped environment and a lack of signed s106 agreements.

Concerns over a Mobile Home being on the site were then raised with Officers who clarified that the house would be set back on the site taking up the space for the mobile home. Councillor Stamp then amended her earlier proposal to include removal of the

mobile home if approved. Councillor T Fittock also suggested that the proposal should also include removal of permitted development rights on the property in regards to outbuildings and extensions.

Following this, the Chairperson put to the vote the proposal to approve the application subject to conditions including removal of the mobile home, restricting permitted developments rights and subject to a Section 106 agreement being signed. Upon the vote being taken this proposal was approved.

RESOLVED that this application be **APPROVED** subject to conditions including removal of the mobile home, restricting permitted developments rights in reference to outbuildings and extensions and subject to a Section 106 agreement being signed.

At this point Councillor L J Haywood returned to the chamber

173. 26/00053/FUL - LAND NORTH WEST OF RIVERSLEIGH, NIPSELLS CHASE, MAYLAND

Application Number	26/00053/FUL
Location	Land NorthWest of Riversleigh, Nipsells Chase, Mayland
Proposal	S73A application to retain existing building as an apple storage barn (in common with original planning permission 18/00280/FUL) with associated amendments to external appearance and internal fittings and fixtures.
Applicant	Mr & Mrs Paton
Agent	Smart Planning Ltd
Target Decision Date	24 July 2026 (Extension of Time)
Case Officer	Matt Bailey
Parish	Mayland
Reason for Referral to Committee / Council	Member of the Council

The Officer presented the report. Following this the Agent Russell Forde addressed the Committee.

It was noted that an Addendum to the Officers' report had been circulated prior to the meeting. Members were advised that, following publication of the report, Officers had sought Counsel's advice on a number of matters which were set out in the Addendum. The advice received was summarised in the Addendum and included amendments to sections 3.2 and 5.2 of the Officers' report. The Addendum also detailed seven new proposed conditions.

The Chairperson opened the floor to Members. Councillor W Stamp then proposed that the application be approved following Officers' recommendations. This was duly seconded.

A discussion then ensued between Members and Officers, during which Officers provided the following information in response to questions raised:

- The conditions covered the removal of windows with timber paneling to be put in their place
- The ceiling was not required to be removed for the building to go back to its original use. There was not enough room for another floor to be put above the ceiling and there was no permission granted for an additional floor.

- The proposed changes to the conditions, as set out in the Addendum, were based on recommendations from Counsel that the conditions should be concise. Council had advised that conditions specifying all the uses that were not permitted were unnecessary, as the approval clearly stated the uses for which the building could be used.
- It was not necessary for the applicant to remove the shower or boiler system for the building to be used as an apple store.

The Chairperson then put the proposal to approve the application to the Committee. This was duly agreed by assent.

RESOLVED that the application be **APPROVED** subject to the following conditions:

Approved Plans

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents as set out by the decision notice.

Completion of Approved Works

2. The works required to bring the building into full accordance with the approved plans shall be completed in accordance with the following timescales:

Within 3 months of the date of this permission:

- a) the provision and retention of the internal layout shown on drawing 25.8171/P201; and
- b) the removal from the building of all internal partitions, kitchen/cooking facilities, fitted domestic appliances, bath or shower facilities, and domestic fixtures or fittings not shown on the approved plans.

Within 6 months of the date of this permission:

- c) the removal of existing window/door openings and blocking up/replacement/making good with the barn-style panelling/doors shown on drawing 25.8171/P201; and
- d) the application of timber trims or vinyl/wood-effect cladding to the existing UPVC frames, as shown on drawing 25.8171/P201.

By 9 months of the date of this permission

- e) the works to be completed to the satisfaction of the Local Planning Authority upon inspection

Following completion of the respective works, the approved external appearance and internal layout shall be retained (as completed) thereafter.

Use Restriction

3. The building hereby permitted shall be used only as an apple storage barn for the storage and preparation of fruit grown within the associated holding shown on the approved site plan, and for the storage of agricultural machinery, tools, equipment and materials reasonably necessary for that use.

No Additional Openings or External Alterations

4. Notwithstanding the provisions of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no additional windows, doors, rooflights or other external openings

shall be inserted into the building and no external alterations shall be made, other than those expressly approved by this permission, unless planning permission has first been granted by the Local Planning Authority. This condition shall not prevent like-for-like repairs or maintenance using matching materials and finishes.

Mechanical Plant

5. No mechanical ventilation, refrigeration plant, extract system, compressor or similar fixed plant associated with the approved use shall be installed unless details have first been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include the location, design, noise rating and any mitigation measures. The plant shall thereafter be installed and operated only in accordance with the approved details. The rating level of noise emitted from any fixed plant shall not exceed the existing background sound level by more than 5dB at the nearest noise sensitive receptor, when measured and assessed in accordance with BS 4142:2014+A1:2019, or any subsequent replacement standard.

Deliveries, Collections and Loading

6. No deliveries to, or collections from, the site by commercial vehicles, and no loading or unloading associated with the approved use, shall take place outside the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays, or at any time on Sundays or Bank/Public Holidays.

External Lighting

7. No external lighting, including security or access lighting, shall be installed unless a lighting scheme has first been submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that all lighting is low-glare, downward directed and appropriately cowled or shielded to prevent light spill beyond the area requiring illumination. It shall also be designed in accordance with Guidance Note 08/23 Bats and Artificial Lighting at Night (Institute of Lighting Professionals) and shall include details of the location, height, design, luminance, colour temperature, direction, cowl/shielding, hours of operation and any motion sensors or timers. The lighting shall thereafter be installed and operated only in accordance with the approved details.

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

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CHAIRPERSON