MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
12 AUGUST 2026

PRESENT

Chairperson	Councillor M F L Durham
Councillors	S J N Morgan, C P Morley, E L Stephens and M E Thompson
Officers (Maldon District Council)	Ms Beighton, Development Management Team Leader Mr Bailey, Principal Planning Officer Ms Mumford, Planner

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 J C Hughes, R H Siddall, S White and L L Wiffen.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 15 July 2026 be approved and confirmed.

4. DISCLOSURE OF INTEREST

There were none.

5. 25/00972/FUL AGRICULTURAL BUILDING AT OAK NURSERY, HACKMANS LANE, PURLEIGH

Application Number	**25/00972/FUL**
Location	Agricultural Building at Oak Nursery, Hackmans Lane, Purleigh
Proposal	Demolition of existing glasshouses and erection of new dwelling and associated parking area
Applicant	Mr Paul Coveley
Agent	Miss Madison Harding - Acorus Rural Property Services
Target Decision Date	19.08.2026
Case Officer	Charlie Mumford
Parish	**Purleigh**
Reason for Referral to the Committee / Council	Departure from the Local Plan

The Officer presented the report.

Following this the Agent, Henry Doble addressed the Committee

Councillor S J N Morgan then proposed that they approve the application in line with Officers recommendation. This was duly seconded. Upon a vote being taken this proposal was approved.

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

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2 The development hereby permitted shall be carried out in accordance with the approved plans as stated on the Decision Notice.

3 The materials used in the construction of the development hereby approved shall be as set out within the application form/ plans hereby approved.

4 Prior to any works above ground level, full details of the provision and subsequent retention of both hard and soft landscape works on the site have been submitted to and approved in writing by the Local Planning Authority. These details shall include:

1) Details of proposed schedules of species of trees and shrubs to be planted, planting layouts with stock sizes and planting numbers/densities.

2) Details of the planting scheme implementation programme, including ground protection and preparation, weed clearance, stock sizes, seeding rates, planting methods, mulching, plant protection, staking and/or other support.

3) Details of the aftercare and maintenance programme.

The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the commencement of the development unless otherwise agreed in writing by the Local Planning Authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is

removed, uprooted, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the Local Planning Authority gives its written consent to any variation.

Hard Landscape works:

4) Details of walls with brick types, construction design and dimensions

5) Details of paved surfacing, with materials finishing and edgings

The hard landscape works shall be carried out as approved prior to the first use/ occupation of the development hereby approved and retained and maintained as such thereafter.

5 Prior to any works above ground level, details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers should be submitted to and approved in writing by the Local Planning Authority. The boundary treatments as approved shall be retained and maintained as such thereafter.

6 No development shall commence until information has been submitted and approved in writing by the Local Planning Authority in accordance with the requirements of BS5837:2012 in relation to tree retention and protection as follows:

- Tree survey detailing works required
- Trees to be retained
- Tree retention protection plan
- Tree constraints plan
- Arboricultural implication assessment
- Arboricultural method statement (including drainage service runs and construction of hard surfaces)

The protective fencing and ground protection shall be retained until all equipment, machinery and surplus materials have been removed from the site. If within five years from the completion of the development an existing tree is removed, destroyed, dies, or becomes, in the opinion of the Local Planning Authority, seriously damaged or defective, a replacement tree shall be planted within the site of such species and size and shall be planted at such time, as specified in writing by the Local Planning Authority. The tree protection measures shall be carried out in accordance with the approved detail.

7 All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal, Bat Roost Assessment and BNG Feasibility v1 (Acorus, January 2026) as already submitted with the planning application and agreed in principle with the Local Planning Authority prior to determination.

This may include the appointment of an appropriately competent person e.g. an Ecological Clerk of Works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

8 Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological

Appraisal, Bat Roost Assessment and BNG Feasibility v1 (Acorus, January 2026), shall be submitted to and approved in writing by the Local Planning Authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

a) Purpose and conservation objectives for the proposed enhancement measures;
b) detailed designs or product descriptions to achieve stated objectives;
c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
d) persons responsible for implementing the enhancement measures; and
e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

9 Prior to occupation, a "lighting design strategy for biodiversity in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the Local Planning Authority.

10 Prior to first occupation of the development, cycle parking shall be provided in accordance with Maldon District Council's Parking Standards. The approved facility shall be secure, convenient, covered and retained at all times.

11 Prior to commencement of works, a Phase 1 Desk Study and Preliminary Risk Assessment shall be submitted to and approved in writing by the Local Planning Authority, with further investigation and remediation where required.

12 Should contamination be encountered during works, development shall cease and a remediation scheme be agreed before recommencement.

13 Prior to demolition of the glasshouses identified for demolition, an asbestos survey shall be undertaken and any asbestos-containing materials safely removed in accordance with legislation.

14 No development shall commence, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Construction Management Plan shall include the following details:

- The provision of parking for operatives and contractors;
- The storage of plant and materials used in constructing the development;

- Wheel washing and underbody washing facilities;
- Measures to control the emission of dust, dirt and mud during construction;
- A scheme to control noise and vibration during the construction phase, including details of any piling operations;
- Contact details for Site Manager and details of publication of such details to local residents.

The approved Construction Management Plan shall be adhered to throughout the construction period for the development.

15 Works limited to 08:00-18:00 Mon-Fri; 08:00-13:00 Sat; no Sundays/Bank Holidays.

16 No development works above ground level shall occur until details of the foul water drainage scheme to serve the development shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the development.

17 No works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the development. The scheme shall ensure that for a minimum:

1) The development should be able to manage water on site for 1 in 100-year events plus 45% climate change allowance.

2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1-year event) inclusive of climate change should be no higher than 10/ls and no lower than 1/ls. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

Where the Local Planning Authority accepts discharge to an adopted sewer network the Applicant will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted.

18 Notwithstanding the provisions of Schedule 2, Part 1 Classes A and E of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in volume) shall be erected within the site without planning permission having been obtained from the Local Planning Authority.

6. 25/00997/FUL LAND ADJ TO OAK CORNER COTTAGE, SOUTHEND ROAD, WOODHAM MORTIMER CM9 6TG

Application Number	**25/00997/FUL**
Location	Land adj to Oak Corner Cottage, Southend Road, Woodham Mortimer CM9 6TG
Proposal	Erection of a new self-build dwelling and associated works
Applicant	Mr J Turner
Agent	Mr Stuart Miles – Vision Planning
Target Decision Date	14.08.2026 (EoT – committee determination required)
Case Officer	Jonathan Ashworth
Parish	**Woodham Mortimer**
Reason for Referral to the Committee / Council	Call-in request from Councillor M F L Durham

The Officer presented the report.

Following this the Applicant, Anabelle Brown addressed the Committee.

The Chairperson then opened the floor to Members.

Councillor M F L Durham showed support for the application stating that he did not think the harm was substantial enough to refuse the application.

Following this in response to questions the Officer provided the following information:

- In terms of the impact on the heritage asset Officers had taken the view that the impact of one dwelling was not significant enough to tilt the balance to approval even with a housing shortfall.
- Heritage assets were considered within separate policies of the National Planning Policy Framework which deal with the tilted balance.
- The proposal was for a single house outside of the settlement boundary.
- The Council assesses each application where there was an impact on heritage assets on its own merits. As each have their own unique relationship with the setting.
- The design of the dwelling was different from the heritage asset. It was always best not to create a replica of the heritage asset, so the heritage asset maintained its presence and appearance.

Following the debate, Councillor Durham proposed that the application be approved contrary to Officer recommendations. This was duly seconded. Upon a vote being taken this proposal was not approved.

Councillor S J N Morgan then proposed that the application be refused in line with the Officer recommendation. This was duly seconded. Upon a vote being taken this proposal was approved.

RESOLVED that the application be **REFUSED** for the following reason:

1 The proposed dwelling, by reason of its close proximity to Oak Corner Cottage, a Grade II listed building, would fail to preserve or enhance the setting of this property by eroding the spacious setting which defines the character of the property, causing harm to its setting and significance. The benefits of the

development would not outweigh the harm caused and so the proposal would be contrary to policies D1 and D3 of the Maldon LDP.

7. 26/00314/FUL 69 EAST STREET, TOLLESBURY

Application Number	**26/00314/FUL**
Location	69 East Street, Tollesbury
Proposal	Prior approval for change of use from Commercial, Business and Service (Use Class E) to single four bed house (use class C3).
Applicant	Coates
Agent	Studio EK Architects -EK Architects
Target Decision Date	13 August 2026
Case Officer	Elizabeth Beighton
Parish	**Tollesbury**
Reason for Referral to the Committee / Council	Director of Place, Planning and Growth Call In

An Addendum was published prior to the meeting detailing a few updates to the report. This included changes to the description of the application, the change highlighted that it should read a change to C2 not C3. Additional representations were received including a letter from a Member of Parliament. Also an Officers comment was included in the Addendum.

The Officer informed the Committee that there was an application in tandem to this one which was a change of use for the office building into a residential class C3 that was currently pending decision. They stated that if this application was approved the conversion of that building to a children's home would become permitted development and as such would not require planning permission.

The Officer then presented the report.

Following this the Agent, Richard Evans and an Objector Adam Dayman addressed the Committee.

A debate then ensued between Members on the merits of the application and whether they outweighed the potential harms.

At this point in the meeting Councillor M E Thompson proposed that the Committee approve the application in line with Officer recommendations. This was duly seconded. Upon a vote being taken this proposal was approved.

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

1 The change of use hereby permitted shall begin before the expiration of three years from the date of this permission.

2 The use of the premises as a children's home (Class C2) hereby permitted shall cease when the property is no longer required for that purpose, and the property shall revert to its previous use as a single-family dwellinghouse (Class C3) within three months of cessation of the care home use.

3 The children's home hereby permitted shall be occupied by no more than three children at any one time.

4 Prior to its first use as a children's care home, a scheme to ensure that the internal noise levels would meet the guideline values' specified within BS8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' shall be submitted to and approved in writing by the Local Planning Authority.

5 The development hereby permitted shall be carried out in accordance with the approved plans as shown listed in the table below.

There being no other items of business the Chairperson closed the meeting at 8.40 pm.

M F L DURHAM
CHAIRPERSON