

02 September 2026



Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



APOLOGIES: Committee Services
Email: Committee.clerk@maldon.gov.uk

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the meeting of the;

COUNCIL

on **THURSDAY 10 SEPTEMBER 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 10 SEPTEMBER 2026

1. **Chairperson's notices**

2. **Apologies for Absence**

3. **Minutes - 2 July 2026** (Pages 5 - 18)

To confirm the Minutes of the Council meeting held on 2 July 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 - 15 July 2026** (Pages 19 - 84)

Review of Financial Regulations

- (i) That the recommended changes to the Financial Regulations, set out in **APPENDIX 1**, be considered and approved;
- (ii) That, subject to (i) above, the Financial Regulations be revised and published on the Council's website.

8. **Meetings of the Council**

To note that since the last Council, up until Wednesday 2 September 2026 (Council agenda dispatch) the following Committees have met, and to receive any questions in accordance with Council and Committee Procedure Rule 6 (2).

South Eastern Area Planning Committee	24 June 2026
District Planning Committee (special)	25 June
District Planning Committee (continuation meeting)	8 July
District Planning Committee (special)	14 July
North Western Area Planning Committee	15 July
Performance, Governance and Audit Committee	16 July
South Eastern Area Planning Committee	22 July
Strategy and Resources Committee	23 July
Central Area Planning Committee	29 July
Overview and Scrutiny Committee (special)	30 July
District planning Committee (special)	5 August
North Western Area Planning Committee	12 August
Central Area Planning Committee	26 August

9. **Notice of Motion**

To consider the following Motion that has been received:

a) **Motion from Councillor K Jennings (Motion 01/2026)**

In accordance with notice duly given under Procedure Rule 4, Councillor K Jennings to move the following Motion, duly seconded by Councillor R H Siddall:

Motion:

“To create a retail working group, that works with partners to deliver support and create retail business opportunities across the district. This should be a similar model to One Maldon District, with representatives from the retail sector, other partners and other local authorities, to ensure our high streets across the district (not just Maldon) to ensure that our high streets and retail businesses continue to grow and thrive.”

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

11. **New Local Plan for Maldon District** (Pages 85 - 206)

To consider the report of the Director of Place, Planning and Growth, (copy enclosed).

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

To receive an update from the Chief Executive.

13. **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.

14. **Purchase of Land at Langford** (Pages 207 - 208)

To provide Members with confidential information necessary to inform the public report at Agenda Item 16.

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

15. **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.

16. **Purchase of Land at Langford** (Pages 209 - 214)

To consider the report of the Director of Neighbourhood Services and Communities (copy enclosed).

Please Note: Appendix 1 contains exempt information and will be considered in private session at Agenda Item 14 pursuant to Paragraph 3 of Schedule 12A.

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

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

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.