MALDON
DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk

17 November 2026

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

CHIEF EXECUTIVE
Doug Wilkinson

Dear Councillor

You are summoned to attend the meeting of the;

PLANNING COMMITTEE on **WEDNESDAY 25 NOVEMBER 2026** at **7.00 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 register your request to speak / attend in person please complete a Public Access form (to be submitted by 12noon on the working day before the Committee meeting). All requests will be considered on a first-come, first-served basis.

A copy of the agenda is attached.

Yours faithfully

Chief Executive

COMMITTEE MEMBERSHIP:

CHAIRPERSON:	Councillor A Fittock
VICE-CHAIRPERSON	Councillor N D Spenceley
COUNCILLORS	M G Bassenger J R Burrell-Cook A S Fluker K M H Lagan A M Lay R G Pratt U G C Siddall-Norman P L Spenceley W Stamp, CC M E Thompson L L Wiffen

AGENDA
PLANNING COMMITTEE
WEDNESDAY 25 NOVEMBER 2026

1. **Chairperson's Notices**

2. **Apologies for Absence**

3. **Disclosure 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).

4. **25/00381/OUTM - Land North of West Street Tollesbury Essex** (Pages 7 - 124)

   To consider the report of the Director of Place, Planning and Growth, (copy enclosed, Addendum to be circulated)*.

5. **Any other items of business that the Chairperson of the Committee decides are urgent**

Note:

1. The Council operates a facility for public participation. This will operate only in relation to the consideration and determination of planning applications under Agenda Item Nos. 4.
2. The Committee may consider representation from one objector, one supporter, a Parish / Town Council representative, and the applicant / agent. Please note that the opportunity to participate is afforded only to those having previously made written representation.
3. Anyone wishing to participate must register by completing the online form no later than noon on the working day before the Committee meeting.
4. For further information please see the Council's website – www.maldon.gov.uk/committees

   * Please note the list of related Background Papers attached to this agenda.

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.

MALDON DISTRICT COUNCIL

DISTRICT AND AREA PLANNING COMMITTEE BACKGROUND PAPERS

The Background Papers listed below have been relied upon in the preparation of this report:

1. The current planning applications under consideration and related correspondence.
2. All third-party representations and consultation replies received.
3. The following Statutory Development Plans and Other Material Considerations:

Statutory Development Plans

- Maldon District Local Development Plan 2014-2029 - approved by the Secretary of State 21 July 2017

- Burnham-On-Crouch Neighbourhood Development Plan (Made 7 Sept. 2017)
- Wickham Bishops Neighbourhood Development Plan (Made 30 June 2021)
- Langford and Ulting Neighbourhood Development Plan (Made 31 March 2022)
- Great Totham Neighbourhood Development Plan and Village Design Statement (Made 6 July 2022)
- Mayland Neighbourhood Plan (Made 25 September 2025)

- Essex and Southend on Sea Waste Local Plan 2017
- Essex Minerals Local Plan 2014

Other Material Considerations

Legislation

- The Town and Country Planning (Use Classes) Order 1987 (as amended)
- The Town and Country Planning Act 1990 (as amended)
- Planning (Listed Buildings and Conservation Areas) Act 1990
- Planning (Hazardous Substances) Act 1990
- Planning and Compensation Act 1991
- Human Rights Act 1998
- Planning and Compulsory Purchase Act 2004 (as amended)
- The Town and Country Planning (Control of Advertisements) (England) Regulations 2007
- Localism Act 2011
- Planning Act 2008
- Marine and Coastal Access Act 2009
- Equality Act 2010
- The Community Infrastructure Levy Regulations 2010 (as amended)
- The Town and Country Planning (Tree Preservation) (England) Regulations 2012
- The Neighbourhood Planning (General) Regulations 2012 (as amended)
- The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended)
- Growth and Infrastructure Act 2013

- The Town and Country Planning (General Permitted Development) Order 2015 (as amended)
- The Town and Country Planning (Development Management Procedure) (England) Order 2015
- Housing and Planning Act 2016
- The Self-build and Custom Housebuilding Regulations 2016
- The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
- Neighbourhood Planning Act 2017
- The Town and Country Planning (Brownfield Land Register) Regulations 2017
- The Conservation of Habitats and Species Regulations 2017
- Environment Act 2021
- Levelling-Up and Regeneration Act 2023
- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024

National Planning Policy

- National Planning Policy Framework (NPPF) New NPPF published 17 August 2026
- Planning Policy for Travellers Sites 2024
- Written Ministerial Statements – as / if referred to in the report
- Government Circulars – as / if referred to in the report

Guidance, Supplementary Planning Documents (SPD) and Design Statements

National-scale

- National Planning Practice Guidance

Sub-Regional / Essex-scale

- Essex and South Suffolk Shoreline Management Plan (SMP) - October 2010
- South East Inshore Marine Plan - June 2021
- The Essex Design Guide

District-scale

- North Heybridge Garden Suburb Strategic Masterplan Framework – 2014
- Maldon District Design Guide SPD 2018
- Maldon and Heybridge Central Area Masterplan SPD – 2017
- South Maldon Garden Suburb Strategic Masterplan Framework SPD – 2018
- Maldon District Vehicle Parking Standards SPD – 2018
- Maldon District Renewable and Low Carbon Technologies SPD – 2018
- Maldon District Specialist Needs Housing SPD – 2018
- Maldon District Affordable Housing and Viability SPD – 2018- amended 2019
- Maldon District Green Infrastructure Strategy SPD - 2019
- Essex Coast Recreational disturbance Avoidance Mitigation Strategy (RAMS) 2026 SPD

- North Quay Development Brief SPD - 2020
- Maldon District Five-Year Housing Land Annual Supply Statement – February 2025

Local-scale

- Heybridge Basin Village Design Statement – 2006
- Althorne Village Design Statement - 2015
- Woodham Walter Village Design Statement – 2017

Maldon District Local Development Plan Review Evidence Base

- Various Conservation Area Appraisals
- Maldon District Viability Study 2020
- Maldon District Economic Study 2021
- Maldon District Local Housing Needs Assessment 2021
- Maldon District Nature Conservation Study 2022
    - Assessment of Selected Sites
    - Maldon District Local Wildlife Sites Register 2022
    - Maldon Wildlife Sites Ratification Letter 2024
- Maldon District Rural Facilities Survey and Settlement Pattern 2023
- Maldon District Housing and Economic Land Availability Assessment (HELAA) 2023
- Maldon District Employment Land and Premises Study 2024
    - Appendix G
    - Appendix H
    - Appendix I
    - Appendix J

All Background Papers are available for electronic inspection at the Maldon District Council Offices, Princes Road, Maldon, Essex CM9 5DL during opening hours.

(Updated August 2026)