



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
8 OCTOBER 2025**

PRESENT

Chairperson	Councillor M F L Durham, CC
Vice-Chairperson	Councillor M E Thompson
Councillors	J C Hughes, S J N Morgan, C P Morley, R H Siddall, E L Stephens, S White and L L Wiffen

238. CHAIRPERSON'S NOTICES

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

239. APOLOGIES FOR ABSENCE

There were none.

240. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 10 September 2025 be approved and confirmed.

241. DISCLOSURE OF INTEREST

There were none.

242. CHANGE TO THE ORDER OF BUSINESS

At this point, the Chairperson advised that he would be changing the order of business as set out on the agenda to consider Agenda Item 6 - 25/00545/FUL, Barn At Rosemary Cottage, Barnhall Road, Tolleshunt Knight prior to Agenda Item 5 - 25/00473/OUTM and 25/00474/OUTM, Land Adjacent Westerings, Purleigh.

**243. 25/00545/FUL, BARN AT ROSEMARY COTTAGE, BARNHALL ROAD,
TOLLESHUNT KNIGHT**

Application Number	25/00545/FUL
Location	Barn At Rosemary Cottage, Barnhall Road, Tolleshunt Knights
Proposal	Change of use of holiday let to dwellinghouse

Applicant	Mr and Mrs Tucker
Agent	Ms Jessica Archer - Whirledge & Nott
Target Decision Date	10.10.2025
Case Officer	Matt Bailey
Parish	TOLLESHUNT KNIGHTS
Reason for Referral to the Committee / Council	Departure from Local Plan; Member Call In – Councillor C S Morley

Following the Officers presentation Councillor S J N Morgan proposed that the application be approved in line with officer recommendation. This was duly seconded. Upon a vote being taken this proposal was accepted

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 complete accordance with the approved plans as identified above.
- 3 Notwithstanding the provisions of Schedule 2, Part 1 Class E of the Town & Country Planning [General Permitted Development] Order 2015 [or any order revoking and re-enacting that Order with or without modification] no building/outbuilding, enclosure, swimming or other pool, container, veranda/balcony/raised platform shall be carried out on the site without planning permission having been obtained from the Local Planning Authority.
4. Notwithstanding the provisions of Article 3 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no dormer window or other form of addition or opening (other than those set out in the approved drawings) shall be constructed in the roof or gable walls of the building(s)/ extension hereby permitted without planning permission having been obtained from the Local Planning Authority.
- 5 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.

244. 25/00473/OUTM AND 25/00474/OUTM, LAND ADJACENT WESTERINGS, PURLEIGH

Application Number	25/00473/OUTM and 25/00474/outm
Location	Land Adjacent Westerings, Purleigh
Proposal	Outline planning application for proposed residential development of up to 55 dwellings and associated infrastructure with all matters reserved except for access.
Applicant	Rosconn Group
Agent	Mrs Samantha Stephenson - Phase 2 Planning
Target Decision Date	25/00473/OUTM appealed due to non-determination 25/00474/OUTM 14.10.2025 (Extension of time agreed)
Case Officer	Fiona Bradley
Parish	PURLEIGH
Reason for Referral to the Committee / Council	Departure from the local plan Major Application

During the lengthy debate that ensued Members commented on the applications, with the following areas being raised and additional information provided by Officers:

Reference was made to a recent appeal for a similar site in Southminster which had been rejected based on sustainability reasons and in response the Officer explained to Members the impact of the Council not having a Five-Year Housing Land Supply and due to circumstances the tilted balance tipped in favour of the developer.

Ecological concerns raised in the Essex Wildlife Trusts consultation response in relation to the wildlife habitats and reptile population issues on the site had been taken into consideration. However it was noted that the Place Services Ecology specialist had removed their objections requesting instead a number of conditions to ensure that throughout the development there was no ecological harm. The Development Management Team Manager explained that therefore Council did not have a reason for refusal on ecological grounds.

- In response to a query regarding buses and construction vehicles, Members were informed that the Council had requested a Construction Environmental Management Plan as part of one of the proposed conditions to identify measures to control and monitor impact arising from construction traffic. As the Highways Authority had not objected in relation to this, a reason for refusal on highway safety grounds could not be included.
- It was noted that through these applications the Council would look to secure the amount of affordable housing and the type of tenure mix, but matters relating to the actual number of one-bed, two-bed properties would form part of a Reserved Matters application.

The Officer confirmed that the second application had been amended during the application process meaning that both applications were now identical and therefore now a twin tract application.

There was some discussion regarding the implications if the Committee were minded to approve the applications in relation to the current related appeal submitted, and the Officer provided further guidance in respect of the Constitutional Brake should Members be mindful to refuse either / both applications. In response to a question the Officer advised that any reasons for refusal would form part of the Council's defence in relation to any related appeal.

Following further discussion, Councillor M E Thompson proposed that the applications be agreed, as per the Officers' recommendation. This was not seconded.

Councillor L L Wiffen then proposed that the applications be refused, contrary to Officers' recommendation. This was duly seconded. The Chairperson advised that sound reasons for refusal were required. In response to the earlier discussions and advice from the Officer, Members agreed that the reason for refusal should be formed around Policies S1, S2, S8 and T1 (in terms of transport) and that the site was in an unsustainable location and outside of the settlement boundary.

The Chairperson advised that the Committee would vote on each application individually. He then moved the earlier proposal in the name of Councillor Wiffen, that the Committee were minded to refuse application 25/00473/OUTM. Upon a vote being taken this was duly agreed.

The Chairperson then moved the proposal in the name of Councillor Wiffen that the Committee were minded to refuse application 25/00474/OUTM. Upon a vote being taken this was duly agreed.

The Committee were advised by the Chairperson that as they were minded to refuse both applications the Constitutional Brake would be invoked, both applications were therefore deferred, and a report would be brought back to the next meeting of the Committee.

The Chairperson thanked the Development Management Team Manager for her responses to all questions raised.

25/00473/OUTM

RESOLVED that the Constitutional Brake Clause be applied, and consideration of this application is therefore **DEFERRED** to the next meeting of the North Western Area Planning Committee.

25/00474/OUTM

RESOLVED that the Constitutional Brake Clause be applied, and consideration of this application is therefore **DEFERRED** to the next meeting of the North Western Area Planning Committee.

There being no other items of business the Chairperson closed the meeting at 8.29 pm.

M F L DURHAM, CC
CHAIRPERSON