



**REPORT of  
DIRECTOR OF PLACE, PLANNING AND GROWTH**

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to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
5 NOVEMBER 2025**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 6**

<b>Application Number</b>	<b>25/00616/OUT</b>
<b>Location</b>	Land Adjacent Crispins Roots Lane Wickham Bishops
<b>Proposal</b>	Outline application with all matters reserved except for access for 5no 3 bedroom bungalows with detached garage and access road including turning head off existing drive.
<b>Applicant</b>	Jenny Moody Properties Ltd
<b>Agent</b>	Mr Mark Morgan - Petro Designs Ltd
<b>Target Decision Date</b>	11 November 2025 (Time Extension Agreed)
<b>Case Officer</b>	Chris Purvis
<b>Parish</b>	<b>Wickham Bishops</b>
<b>Reason for Referral to the Committee / Council</b>	<p>Called in by Cllr Simon Morgan to consider that</p> <ul style="list-style-type: none"><li>• The site is outside the settlement boundary, contrary to LDP Policy S8.</li><li>• Over-development of the site, contrary to LDP Policy D1.</li><li>• The proposals would result in the urbanisation of an area currently rural in nature and erode the character and appearance of this part of the village, contrary to LDP Policy H4.</li><li>• The development would have a detrimental impact on the wildlife and existing trees, contrary to Policies D1 and N2 and Policy WBen 02 of the Wickham Bishops Neighbourhood Plan.</li></ul>

**5 MAIN CONSIDERATIONS**

**5.8 Other Matters**

*Heritage Assets*

The property to the south of the site is known as The Grange and this building is a grade II listed building and within the grounds of this property is a barn which is also a grade II listed building.

Paragraph 210 of the NPPF states that *'in determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) *the desirability of new development making a positive contribution to local character and distinctiveness’.*

Policy D3 reflects the requirements of paragraph 207 of the NPPF and requires:

*Development proposals that affect a heritage asset (whether designated or non-designated) and / or its setting will be required to:*

- 1) *Preserve or enhance its special character, appearance, setting – including its streetscape and landscape value - and any features and fabric of architectural or historic interest;*
- 2) *Be supported by a Heritage Statement which describes the asset’s significance in sufficient detail to understand the potential impact of the proposal upon the significance of the heritage asset through the proposed work to it and / of its setting.*

The Conservation Officer has advised that there is no known historic functional relationship between the application site and the farmhouse. The nature of the proposal, allied with the intervening distance and vegetation, is such that the proposal should cause no harm to the setting or significance of the listed building. No other heritage assets would be impacted. As such the proposal poses no conflict with policy D3 of the Maldon LDP, chapter 16 of the NPPF or the duty set out in section 66(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990*.

#### Tree Considerations

In addition to paragraphs 5.2.13 to 5.2.15 of the main report it should be noted that within the grounds of the application site is an oak tree subject to a Tree Preservation Order. It should be noted that from the applicant’s Arboricultural Impact Assessment this tree has been identified to be retained but subject to works to the tree and a root protection area. Therefore, the proposal would not affect the public amenity value of this tree and planning condition 10 from the main report would ensure protection measures would be in place during the future construction of the development, if approved.

## **7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **Internal Consultees (summarised)**

<b>Name of Internal Consultee</b>	<b>Comment</b>	<b>Officer Response</b>
Conservation Officer	No objection	Please see the Main Considerations section 5.8 of this Members Update report

**An additional 7 letters/emails/forms** were received **objecting** to the application and any new reasons for objection, in addition to those in the main report, are summarised as set out in the table below:

<b>Objection Comment</b>	<b>Officer Response</b>
Environmental Impact – Increased traffic congestion on Roots Lane posing safety risks for pedestrians and cyclist, noise, light pollution	Please see the Main Considerations section 5.2 and 5.4 of the report
Infrastructure Overload – Wickham Bishops current infrastructure is already under strain and this development would put a further burden on these services	This scale of development does not require a consultation with the NHS for healthcare considerations nor education. The Highways Authority have been consulted and their consultation response is reported in section 5.4 of the Main Considerations
Visual impact – The development would alter the rural character of Roots Lane and the surrounding landscape and this would be visually intrusive	Please see the Main Considerations section 5.2 of the report
Precedent Setting – If approved would set a precedent for further development in the area leading to cumulative negative impacts on the community and environment	Approving this development would not set a precedent as each application has to be assessed on its merits
This is a beautiful village that has already achieved its housing requirement	Please see the Main Considerations section 5.1 of the report
Maldon Council has exceeded its 5 year Land supply with planning permissions already approved and currently being executed	Please see the Main Considerations section 5.1 of the report
Impact upon Tawny Owls nesting in the trees behind the house, Skylarks nest in the field to the rear	Please see the Main Considerations section 5.6 of the report
The proposal would result in the felling of trees	Please see the Main Considerations section 5.2 of the report
The possibility exists that new access at 'Crispins' could then provide further access to the field at the west of	Please see the Main Considerations section 5.4 of the report
Increased traffic impacting upon residential amenity and bedrooms	Please see the Main Considerations section 5.7 of the report
There is no need for this development in Wickham Bishops. Permission has recently been given for housing development off Church Road and Kelvedon Road	Please see the Main Considerations section 5.1 of the report
The proposal is over development in a rural setting, outside the WB development boundary, and close to a listed building (Grange Farm).	Please see the Main Considerations section 5.1 of the report
Access using Crispins driveway	Please see the Main Considerations section 5.4 of the report
The construction traffic would cause noise and disruption in the village, which is generally very quiet	Please see the Main Considerations section 5.4 of the report
Urbanisation of this edge of the village	Please see the Main Considerations section 5.2 of the report

<b>Objection Comment</b>	<b>Officer Response</b>
Out of character with the rest of the village and would detract from the rural nature of this part of the village	Please see the Main Considerations section 5.2 of the report
This application thus is contrary to Local Development Plan Policy N2 and Policy WBen 02 of the Wickham Bishops Neighbourhood Plan	Please see the Main Considerations section 5.6 of the report
The lower-lying part of the proposed development becomes water-logged in the winter, and the large building footprint would make this worse, adding to the overload the drains currently experience.	Please see the Main Considerations section 5.5 of the report