



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

to
SOUTH EASTERN AREA PLANNING COMMITTEE
12 November 2025

MEMBERS UPDATE

AGENDA ITEM NO.: 5

Application Number	25/00364/FULM
Location	Mangapps Store, Maldon Road, Burnham-on-Crouch
Proposal	Change of use from an agricultural building to Class B8 (storage and distribution)
Applicant	Mrs. E. Wilsden – Farrow & Wilsden
Agent	Tim Farley – Copesticks Ltd
Target Decision Date	04.07.2025
Case Officer	Devan Hearnah
Parish	BURNHAM-ON-CROUCH NORTH
Reason for Referral to the Committee / Council	Major Application

An additional condition has been included to ensure that HGVs are not able to use the access onto Maldon Road. They must use the access onto Tinkers Hole in the interests of highway safety.

8 PROPOSED CONDITIONS

- 13 All Heavy Goods Vehicles (HGVs) associated with the development shall enter and exit the site only via the Tinkers Hole access. No other access points shall be used by HGVs at any time.

Reason: To ensure that all HGV traffic use an appropriate access in the interests of highway safety and to prevent heavy vehicles from using unsuitable local roads in accordance with Policies S1 and T1 of the Maldon District Local Development Plan.