



**MINUTES of
NORTH WESTERN AREA PLANNING COMMITTEE
5 NOVEMBER 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, E L Stephens and L L Wiffen

297. CHAIRPERSON'S NOTICES

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

298. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors R H Siddall and S White.

299. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 08 October 2025 be approved and confirmed.

300. DISCLOSURE OF INTEREST

Councillor M F L Durham CC declared a pecuniary interest as the agent on the application for Agenda item 7 - 25/00022/FUL - Land at The Warren Lodge Park, Herbage Park, Herbage Park, Woodham Walter.

301. 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

The Officer informed the Committee that there was no discussion or presentation for this item as it was returning to the Committee after the Constitutional brake was invoked at the previous meeting following Members indicating they would be minded to refuse this application. Also indicating that if they were still minded to refuse they would have to agree on the reasons for refusal.

Councillor M F L Durham then proposed that the Committee agree the reasons for refusal as laid out in the report and refuse this application. This was duly seconded.

In accordance with Procedure Rule No. 13 (3) the Chairperson requested a recorded vote. He then put the proposal to refuse the application, and the voting was as follows:

For the recommendation:

Councillors M F L Durham, J C Hughes, C P Morley, E L Stephens and L L Wiffen.

Against the recommendation:

None.

Abstention:

Councillors S J N Morgan and M E Thompson.

Following this Councillor Wiffen nominated herself and Councillor Morgan to represent Maldon District Council. This was duly approved.

RESOLVED

25/00473/OUTM: This application had been appealed so no decision could be issued. However, Members were minded to **REFUSE** permission for the reasons as set out in the report.

25/00474/OUTM: that this application be **REFUSED** for the following reasons:

- 1 The Council's strategic policies seek to focus growth in the District's main settlements of Maldon, Heybridge and Burnham on-Crouch as they constitute the most suitable and accessible locations in the District. The proposal would introduce residential development beyond the settlement boundary of Purleigh, identified as a 'smaller village' in Policy S8 which provides limited services, facilities and employment opportunities, where the principle of the proposed development is not supported. The site is not well located in terms of access to and provision of public transport and access roads to and from the village are constrained and narrow. The majority of journeys to and from the site would be reliant on travel by private car. Accordingly, the proposal would result in unsustainable development. Paragraph 11d)ii of the National Planning Policy Framework provides that applications should not be granted where any adverse impacts of doing so would significantly and demonstrably outweigh the benefits. In this case, the proposal:
 - is contrary to key policies for directing development to sustainable locations, and
 - in the absence of a legal agreement, does not provide affordable homes.

The adverse impacts of the development would significantly and demonstrably outweigh the benefits when assessed against the policies in the LDP and the National Planning Policy Framework taken as a whole. The proposal conflicts

with the development plan's spatial framework contrary to Policies S1, S2, S8, I1, and T1 of the approved Maldon District Local Development Plan and guidance in the National Planning Policy Framework.

2. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990 the proposal fails to include:-
- adequate provision to secure the delivery of affordable housing to meet the identified need in the locality, address the Council's strategic objectives on affordable housing and supporting a mixed and balanced community, contrary to Policies S1, H1 and I1 of the Maldon District Local Development Plan (2017) and Government advice contained within the National Planning Policy Framework;
 - adequate provision to secure the completion, management and maintenance of the public open space, or the provision of the necessary contributions towards education, libraries, public transport and healthcare, such that the impact of the development cannot be mitigated, contrary to Policies S1, D1, N1, N3, I1, T1 and T2 of the Maldon District Local Development Plan (2017) and Government advice contained within the National Planning Policy Framework.
 - adequate provision to secure on- and off-site Biodiversity Net Gain in accordance with Policy N2 of the Maldon District Local Development Plan (2017) and Schedule 7A (Biodiversity Gain in England) of the Town and Country Planning Act 1990.
 - a necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation sites, and the development would thereby have an adverse impact on those European designated nature conservation sites, contrary to Policies S1 and I1 of the Maldon District Local Development Plan and the National Planning Policy Framework.

302. 25/00616/OUT - LAND ADJACENT CRISPINS ROOTS LANE, WICKHAM BISHOPS

Application Number	25/00616/OUT
Location	Land Adjacent Crispins Roots Lane Wickham Bishops
Proposal	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.
Applicant	Jenny Moody Properties Ltd
Agent	Mr Mark Morgan - Petro Designs Ltd
Target Decision Date	11 November 2025 (Time Extension Agreed)
Case Officer	Chris Purvis
Parish	Wickham Bishops
Reason for Referral to the Committee / Council	Called in by Cllr Simon Morgan to consider that • The site is outside the settlement boundary, contrary to Local Development Plan (LDP) Policy S8. • Over-development of the site, contrary to LDP Policy D1. • 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.

	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.
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A Members' Update was distributed before the meeting containing details regarding Heritage Assets, Tree considerations, further consultation responses received, and additional letters of objection.

The Officer presented the report. Following this an Objector Paul Guppy addressed the Committee.

A Member then recalled that a similar application on the same site was recommended for refusal a year ago and questioned the Officer on what the differences were between the current application and a previous one. The officer advised that the National policy Planning Framework had changed in December 2024, which gave different weight to aspects of the site, additionally the Applicant had mitigated some of the objections to the site in regards to the Recreational disturbance Avoidance and Mitigation Strategy payments and Trees.

Councillor S J N Morgan then proposed that the application be refused, contrary to Officers' recommendation. This was duly seconded.

Councillor Morgan suggested that the reasons for refusal would be based on what the application was called in for which was as follows:

- The site being outside the settlement boundary, contrary to Local Development Plan (LDP) Policy S8.
- Over-development of the site, contrary to LDP Policy D1.
- 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.
- 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.

A discussion then ensued regarding the reasons for refusal. The Officer highlighted that there were no grounds to refuse based on overdevelopment or wildlife and environment. That the site was adjacent to the settlement boundary and in terms of urbanization this was considered harm, but the weighting tipped the planning balance in favour of the application.

In accordance with Procedure Rule No. 13 (3) the Chairperson requested a recorded vote for the proposal to refuse the application in line with the urbanisation and settlement boundary issues. The voting was as follows:

For the recommendation:

Councillors M F L Durham, J C Hughes, S J N Morgan, C P Morley and L L Wiffen

Against the recommendation:

Councillors E L Stephens and M E Thompson

Abstention:

None

RESOLVED that the application be **REFUSED** for the following reason:

- 1 Notwithstanding that Maldon District Council cannot demonstrate a 5 year housing land supply, the harm which would be created by the development outside the development boundary of Wickham Bishops is not outweighed by the very limited contribution made by five additional homes. The proposed development would introduce residential development beyond a settlement boundary where the principle of the proposed development is not supported as development plan policies seek to protect the intrinsic character and beauty of the countryside. The proposed development would result in the urbanisation of the site through the introduction of built form, hardstandings and associated domestic paraphernalia which would erode the character and appearance of the site and surroundings. Accordingly, the adverse impacts of the proposed development would significantly and demonstrably outweigh the benefits, when assessed against the policies in this National Planning Policy Framework with particular regard to paragraphs 135, 136 and 187, and the proposal would conflict with the development plan's spatial framework contrary to Policies S1, S8, D1 and H4 of the Approved Maldon District Local Development Plan (2017).

303. 25/00022/FUL - LAND AT THE WARREN LODGE PARK, HERBAGE PARK, HERBAGE PARK ROAD, WOODHAM WALTER

Application Number	25/00022/FUL
Location	Land at The Warren Lodge Park Herbage Park Herbage Park Road Woodham Walter
Proposal	Construction of one concrete hardstanding onto which a new lodge will be sited for a site manager or an employee or designated contract of the Warren Estate to use, with connections to services and one allocated car parking space.
Applicant	Mr John Moran - The Warren Estate
Agent	Mr Mark Durham - Frederick Lewis Ltd
Target Decision Date	10 November 2025 (Time Extended)
Case Officer	Chris Purvis
Parish	WOODHAM WALTER
Reason for Referral to the Committee / Council	The agent is a Member (Cllr Durham) so this is being referred to committee under the Terms of Reference for Area Planning Committees section 1. Point 9

At this point in the meeting Councillor M F L Durham declared he would step down Chairperson after the presentation and public speaking as the agent on this item.

Following this the Officer presented their report and then Mr Durham, the Agent addressed the Committee.

Further to his earlier declaration, Councillor Durham left the chamber at this point.

IN THE CHAIR : COUNCILLOR M E THOMPSON

A Member commented that the application could facilitate better enforcement outcomes on the site by having a permanent presence there and suggested that condition 5 be removed as this stopped the site from being a year-round dwelling.

Councillor S J N Morgan proposed that the Committee approve the application with the removal of condition 5. This was duly seconded.

In accordance with Procedure Rule No. 13 (3) the Chairperson requested a recorded vote and put the proposed approval in the name of Councillor Morgan to the Committee. The voting was as follows:

For the recommendation:

Councillors J C Hughes, S J N Morgan, C P Morley, E L Stephens, M E Thompson and L L Wiffen.

Against the recommendation:

None

Abstention:

None

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 accordance with the following approved plans and documents: Location Plan, WLP-WL05 Rev C, WLP-WL01 Rev F and WLP-WL02.
3. The lodge hereby permitted shall only be used by a manager or an employee or a designated contract worker of the Warren Estate and shall not be used as a person's sole or main place of residence.
4. The lodge hereby permitted shall be clearly signposted to ensure that it is recognised as the single point of out of hours contact.
5. The lodge hereby permitted shall not be available for short or long term holiday purposes or offered for rent, lease or sale.
6. With the exception of any building or structure required to be provided by conditions on a site licence issued under the Caravan Sites and Control of Development Act 1960, no structures, tents, garden paraphernalia, or similar items shall be erected or placed on the site without the prior approval in writing of the local planning authority with the exception of a single storage shed no greater than 2.5m x 4metres and no greater than 4metres from each lodge.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) no wall, fence, gate or other means of enclosure shall be erected at the site without the prior grant of planning permission by the local planning authority.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order amending, revoking or re-enacting that Order) no hardstanding or similar hard surface in addition to that permitted shall be laid at the site without the prior approval in writing by the Local Planning Authority.

At this point in the meeting Councillor Durham returned to the chamber.

IN THE CHAIR: COUNCILLOR M F L DURHAM CC

There being no other items of business the Chairperson closed the meeting at 8.34 pm.

M F L DURHAM, CC
CHAIRPERSON

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