



**REPORT of  
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION**

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to  
**NORTH WESTERN AREA PLANNING COMMITTEE  
3 DECEMBER 2025**

**MEMBERS' UPDATE**

**AGENDA ITEM: 6**

<b>Application Numbers</b>	<b>25/00362/FUL</b>
<b>Location</b>	Land at 1 Oxley Cottage, 1 Oxley Hill, Tolleshunt D'Arcy, Essex
<b>Proposal</b>	Change of use from residential garage store to Class E (for hairdressing business)
<b>Applicant</b>	Mr Sam Cook
<b>Agent</b>	Mr Matthew Lockyer - That Design Co Ltd
<b>Target Decision Date</b>	30.10.2025
<b>Case Officer</b>	Jade Elles
<b>Parish</b>	<b>TOLLESHUNT D'ARCY</b>
<b>Reason for Referral to the Committee / Council</b>	Departure from the local plan

Further to late representations received in response to the publication of the committee report – specifically in relation to proposed parking arrangements at the site, the following sections of the report have been added to the report:

**5 MAIN CONSIDERATIONS**

**5.3 *Access, Parking and Highway Safety***

- 5.3.1 *Policy T2 aims to create and maintain an accessible environment, requiring development proposal, inter alia, to sufficient parking facilities having regards to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas.*
- 5.3.2 *The application site benefits from two areas of off road parking, with three vehicle spaces to the front of the main dwelling (accessed from Oxley Hill) and two further spaces to the rear of the site (accessed via a shared track serving the two residential properties and the adjoining landowner).*
- 5.3.3 *In response to concerns that the shared rear track will be used for access to the proposed business, the applicant has confirmed that this area to the rear is to be used for residential parking only – and that any visitors to the hairdresser will be directed to park to the front of the property (off Oxley Hill), with access to the rear on foot via side access or through the owner's property. Visitors would be strictly by appointment only and therefore clear instructions given at the time of booking.*

- 5.3.4 *Officers consider that the proposed hairdressers would not result in demonstrable increase in car parking at the site, and that sufficient space exists to the front of the property for the level of custom advised by the applicant. A planning condition is proposed to ensure that all parking associated with the business operation is directed to the front parking area (accessed from Oxley Hill). Subject to this condition being imposed the development would be considered acceptable in terms of parking and highway safety.*

## **7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

### **7.5 *Representations Received from Interested Parties***

- 7.5.2 *Following publication of the committee report, further representations have been received raising concern over the potential for additional traffic generated by the proposal and the impact upon the condition of the rear access track – the maintenance costs for which area shared by neighbouring properties. In response the applicant has confirmed that all customer parking for the hairdresser would be provided to the front of the site (accessed from Oxley Hill). Officers have proposed a condition to ensure that this arrangement is adhered to.*

## **8 PROPOSED CONDITIONS**

*Additional condition:*

- 5 *All staff and visitor parking associated with the hairdressers use hereby approved shall be contained entirely within the existing parking area to the front of the application property known as 1 Oxley Cottage, 1 Oxley Hill (accessed from Oxley Hill). For the avoidance of doubt, no commercial parking is permitted to the rear of the site by way of the existing rear access track.*

Reason *In the interests of highway safety, residential amenity, and to protect the condition and shared use of the rear access track, in accordance with Policies T2 and D1 of the approved Maldon District Local Development Plan and the aims of the National Planning Policy Framework.*