



**MINUTES of
SOUTH EASTERN AREA PLANNING COMMITTEE
11 FEBRUARY 2026**

PRESENT

Chairperson	Councillor V J Bell
Vice-Chairperson	Councillor A Fittock
Councillors	D O Bown, A S Fluker, L J Haywood, W J Laybourn, R G Pratt and U G C Siddall-Norman
Officers (Maldon District Council)	Mr Jaggard, Director of Place, Planning and Growth Mr Bailey, Senior Planning Officer Ms Sadler, Graduate Planner

1. CHAIRPERSON'S NOTICES

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

2. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors M G Bassenger, M G Neall and W Stamp CC.

3. MINUTES OF THE LAST MEETING

RESOLVED that the Minutes of the meeting of the Committee held on 14 January 2026 be approved and confirmed.

4. DISCLOSURE OF INTEREST

Councillors A S Fluker and R G Pratt declared that they used the Marina on the site of Agenda item 8, 25/01095/FUL - Bradwell Marina, Waterside Road, Bradwell On Sea .

Councillor Fluker also noted that the Committee all knew the applicant for agenda item 7 25/00921/HOUSE - Paton Place, Nipsells Chase, Mayland.

5. 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 8 - 25/01095/FUL, Bradwell Marina, Waterside Road, Bradwell on Sea, CM0 7RB prior to Agenda Item 5 - 25/00446/FUL - Agricultural Building At Wraywick Farm, The Marshes, Southminster.

6. 25/01095/FUL, BRADWELL MARINA, WATERSIDE ROAD, BRADWELL ON SEA, CM0 7RB

Application Number	25/01095/FUL
Location	Bradwell Marina – Waterside Road – Bradwell on Sea – CM0 7RB
Proposal	Proposed location of Beacon Structure on land at seaward entrance to marina
Applicant	Mr A Thurtle – Port Flair Ltd
Agent	Ms Sarah Threlfall – TMA Chartered Surveyors
Target Decision Date	18 February 2026
Case Officer	Hayley Sadler
Parish	Bradwell on Sea
Reason for Referral to the Committee / Council	Member Call In Cllr Fluker has called in the application for the following policy reasons: LDP policy D1 (Design Quality and Built Environment) and E5 (Tourism)

The Officer presented the report following this the Agent Tim Matthews addressed the committee.

Members then had a brief discussion over the recommendation to refuse given by the Officer with several indicating that they did not agree with this assessment. Believing that the design would not be incongruous with the area

Following this Councillor V J Bell proposed that this application be refused inline with the Officers recommendation. This was not seconded.

Councillor A S Fluker then proposed that the application be approved contrary to Officer recommendations. This was Duly seconded.

Upon a vote being taken this proposal was approved.

RESOLVED that this application be **APPROVED**

7. 25/00446/FUL - AGRICULTURAL BUILDING AT WRAYWICK FARM, THE MARSHES, SOUTHMINSTER

Application Number	25/00446/FUL
Location	Agricultural Building At Wraywick Farm, The Marshes, Southminster
Proposal	Demolition of existing agricultural barns and construction of two residential dwellings, associated access, parking and landscaping
Applicant	Strutt and Parker (Farms) Ltd
Agent	Seth Williams - Smith Jenkins Ltd
Target Decision Date	18 February 2026
Case Officer	Matt Bailey
Parish	Southminster
Reason for Referral to the Committee / Council	Departure from the local plan

The Officer presented the report.

Members then raised some issues they had with the application, initially with the design of the dwellings on the site. A Member raised concerns over the change in form of the proposed designs from something more rural in character to a more urban design that they believe wouldn't be in keeping with the area. Citing a previous application that was refused over this issue. Other Members echoed this concern.

Following this a Member raised issues over the site being in flood zone 3A. Stating that due to the previous application on the site being approved due to change of use from agricultural to residential under permitted development, there is a lack of a sequential tests on this new consent being sought giving rise to concerns over flooding for the new proposed dwellings.

The Director of Place, Planning and Growth then responded to these concerns reminding members that due to the previous consent given the principle of development is there. They also addressed the issues of the site being in a flood zone and lack of sequential tests. The officer then stated the implications that should be considered by Members:

- Would the layout and footprint of the site have less impact on the flood storage and displacement of water in that area.
- Would it be a better development for the occupiers if the existing building was converted into residential dwellings.
- Would the design have less impact on the existing users.
- Would the existing building be preferable or does the design and location layout of the application that has been presented have merit ?
- Would the new scheme proposed at the meeting be better than the existing fallback position that is already on the site.

The discussion then continued between Members and the Officer with Members reiterating their concerns with the points previously discussed with a Member stating that they were minded to refuse this application. The Officer then indicated that they would need to establish the clear reasons of additional harm that could occur should this application be approved in contrast to the existing consent.

Further discussion then took place with Members and Officers referencing the following possible reasons for refusal:

- The issues with the site being in flood zone 3A and lack of subsequent sequential test. Which could include access to and from the properties
- The Change in form of the buildings from agricultural to a more urban design not being in keeping with the rural area and nature of the site. Having preference for the already approved barn conversion in terms of materials, size, shape and structure.

At this point Councillor A S Fluker proposed that the Committee refuse this application contrary to Officer recommendations. This was duly seconded.

Upon a vote being taken this proposal was approved.

RESOLVED that this application be **REFUSED** with reasons for refusal to be confirmed by the Chairperson and Members of this Committee

8. 25/00857/FUL - WILLOWHERB HOUSE, 81, MOUNTVIEW CRESCENT, ST LAWRENCE, SOUTHMINSTER, CM0 7NR

Application Number	25/00857/FUL
Location	Willowherb House, 81 Mountview Crescent, St Lawrence Southminster CM0 7NR
Proposal	S73A application for change of use of part of rear garden for cattery business; erection of 2 No. catteries measuring 6.4m x 3.9m (one cattery already constructed)
Applicant	Mr & Mrs Castle
Target Decision Date	13 February 2026 (Extension of Time)
Case Officer	Matt Bailey
Parish	St Lawrence
Reason for Referral to the Committee / Council	Departure from Local Plan

The Officer presented the report. Following this a representative of St Lawrence Parish Council, Councillor Marion Gibson addressed the Committee. Councillor D O Bown left the meeting at this point. Councillor Bown returned just after Councillor Marion Gibson finished speaking.

Following this a discussion ensued over how appropriate the Cattery business was in the proposed location. This led to questions to officers over noise mitigation, waste disposal and delivery of goods. The Officers highlighted the mitigations cited in the noise mitigation plan and licensing agreements believing that the operational requirements were sufficient.

Following this Councillor V J Bell proposed that they approved the application in line with Officer recommendations. This was duly seconded.

Upon a vote being taken this proposal was approved.

RESOLVED that this application be **APPROVED** subject to the following conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans as shown on the decision notice.
2. The cattery business use hereby approved shall be carried out only within the two cattery structures as identified on approved Location Plan drawing no. Block Plan L02, and shall be used solely in connection with and ancillary to the residential use of the dwellinghouse known as Willowherb House, 81 Mountview Crescent, St Lawrence Southminster CM0 7NR. The structures shall not be used as separate planning units or for any other commercial purpose (including any use within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to the Class in any statutory instrument revoked and re-enacting that order. For the avoidance of doubt, the buildings shall not be let, rented, managed or sold independently to the main dwelling.
3. No separate or additional access, hardstanding, boundary fences or curtilage shall be formed to create a distinct plot separation to the main dwelling of Willowherb House, 81 Mountview Crescent, St Lawrence Southminster CM0 7NR.
4. The cattery business hereby approved shall be operated in accordance with the approved Noise Management Plan submitted as part of the application.

9. **25/00921/HOUSE - PATON PLACE, NIPSELLS CHASE, MAYLAND CM3 6EJ**

Application Number	25/00921/HOUSE
Location	Paton Place, Nipsells Chase, Mayland CM3 6EJ
Proposal	Construction of dormer windows to facilitate loft conversion, including one balcony, and two Juliet balconies to the rear.
Applicant	Mr & Mrs K Paton
Target Decision Date	13 February 2026 (Extension of Time)
Case Officer	Matt Bailey
Parish	Mayland
Reason for Referral to the Committee / Council	Councillor / Member of Staff

The Officer presented the report.

Some members then noted that they liked the design. Following this Councillor A S Fluker proposed that the Committee approve this application in line with Officers recommendations. This was duly seconded.

Further discussion occurred between members raising concerns over how this application would change the housing mix in the area.

The Chairperson then put the proposal to a vote. Upon a vote being taken this proposal was approved in line with Officer recommendation

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 approved plans documents as shown on the decision notice.
3. The materials used in the construction of the development hereby approved shall be as set out within the application form/plans.
4. The velux windows hereby approved to the north and south facing roof slopes shall be installed so that the bottom of the glazed/openable section is set at a minimum height of 1.7 metres above the finished floor level of the room served. The rooflights shall thereafter be retained as installed.

There being no other items of business the Chairperson closed the meeting at 9.06 pm.

V J BELL
CHAIRPERSON

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