

**CIRCULATED PRIOR  
TO THE MEETING**



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

to  
**DISTRICT PLANNING COMMITTEE  
25 JUNE 2026**

**MEMBERS UPDATE**

**AGENDA ITEM NO.: 6**

<b>Application Number</b>	<b>25/00482/RESM</b>
<b>Location</b>	Land South Of Wycke Hill And Limebrook Way Maldon Essex
<b>Proposal</b>	Reserved matters application for the approval of access, appearance, landscaping, layout and scale on approved planning application 25/00483/VARM (Variation of conditions 30 and 31 on approved planning permission 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL ( Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of 'Access Link Strategy') on approved planning application FUL/MAL/18/00071 (Variation of conditions 5,13,21,25,43,53,55,61,63,67, 68,69,74,81,84 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1 A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and Sustainable Drainage Systems (SuDs) features, vehicle accesses onto the existing highway network and associated infrastructure.)) Details of Local Centre.
<b>Applicant</b>	HDD Maldon Limited And Taylor Wimpey UK Limited
<b>Agent</b>	James Clark - Pegasus Planning Group
<b>Target Decision Date</b>	2 July 2026 (extension of time agreed)
<b>Case Officer</b>	Gareth Ball
<b>Parish</b>	<b>Maldon West</b>
<b>Reason for Referral to the Committee / Council</b>	Director of Place, Planning and Growth considers in consultation with the Chairperson that the proposal is of particular strategic interest.

***Amend typo in part of Paragraph 3.1.8 as follows:***

- One single-storey brick-finished building commercial unit to provide ~~E(b)~~ **E(a)** use - Display or retail sale of goods, other than hot food

**Replace Paragraph 3.1.13 to reflect more recent S73 approval as follows:**

3.1.13 The original permission was amended multiple times, with the final amendment (at the time of writing this committee report) was the application hereon referred to as the Outline Permission, a Section 73 ‘minor-material amendment’ application (ref **25/00483/VARM**) which was granted consent **on 12/02/2026** for:

**“Variation of conditions 30 and 31 on approved planning permission 22/00393/VARM (Variation of condition 35 (details of employment land) on approved planning permission 20/00074/FUL ( Variation of condition 10 (speed review strategy) and 20 (pedestrian/cycle crossing of Limebrook Way) on approved application 19/01134/FUL (Removal of condition 11 (details of ‘Access Link Strategy’) on approved planning application FUL/MAL/18/00071 (Variation of conditions 5,13,21,25,43,53,55,61,63,67, 68,69,74,81,84 on approved application OUT/MAL/14/01103 (Outline application for up to 1000 dwellings, an employment area of 3.4 hectares (Use Classes B1, B2 and B8 uses), a local centre (Use Classes A1-A5, B1a, C2, C3, D1 and D2 uses), a primary school, two early years and childcare facilities, general amenity areas and formal open space including allotments, sports playing fields, landscaping, sustainable drainage measures including landscaped storage basins and SuDs features, vehicle accesses onto the existing highway network and associated infrastructure.)”**

**Amend Paragraph 3.1.17 to reflect more recent S73 approval as follows:**

*Replace reference to application 22/00393/VARM with **25/00483/VARM**.*

**Amend typo in part of Paragraph 3.2.1 as follows:**

3.2.1 The applicant has agreed for one commercial unit to be secured as a ~~food and drink~~ retail unit, to ensure that there is provision of at least one local shop

**Amend part of Paragraph 5.2.4 to reflect more recent S73 approval as follows:**

5.2.4 The conditions on the Outline Consent which impact the land uses within this reserved matters application are summarised below:

- Condition 30 applies the following hours of use for any units in the above land uses:
  - o Monday to Saturday .....07:00 to 23:00 hours
  - o Sundays and Bank Holidays.....~~10:00 to 17:00 hours~~ **07:00 to 23:00 hours**
  
- Condition 31 restricts delivery and collection times to any units in the above land uses to:
  - o Monday to Saturday .....07:30 to 19:00 hours
  - o Sundays and Bank Holidays.....~~None~~ **07:30 to 19:00 hours**

**Amend Paragraph 5.2.17 as follows:**

5.2.17 The applicant has done an assessment within a 3-mile catchment radius and found that ~~there is no sufficient existing need, in line with the ECC position~~ **the demand for care home beds is c. 247, with an existing supply of 239 beds. The applicant**

**Amend part of Paragraph 5.6.8 to reflect more recent S73 approval as follows:**

5.6.8 The flexible use of commercial units within the Local Centre was considered in the Outline Permission, which regulated potential noise by imposing the ~~following conditions:~~ **noise-related conditions listed in Paragraph 5.2.4 of this committee report.**

**Replace plan revision P-05 with P-07 in Conditions 8 and 9 as follows:**

**Acoustic Fence**

Prior to the first use of any hereby approved commercial unit within the Phase 5 area of the indicative submitted plan 'PROPOSED PHASING PLAN 23469 0330 ~~P-05~~ **P-07**', details of the required acoustic fence to be provided along the eastern boundary of the service yard of Phase 5 (as shown on 'Phasing Plan 23469-0330 P-05') shall be submitted to, and approved in writing by, the Local Planning Authority. The approved acoustic fencing shall be implemented in accordance with the approved details prior to the first use of any commercial unit within Phase 5, and retained in accordance with the details for the duration of the development.

REASON To protect the amenity of nearby properties in accordance with policies D1 and D2 of the Approved Maldon District Local Development Plan, the South Maldon Garden Suburb Strategic Masterplan Framework Supplementary Planning Document, NPPF and PPG.

**Public Art**

Notwithstanding the submitted plans and prior to the commencement of any above ground development within Phase 5 (as shown on 'Phasing Plan 23469-0330 ~~P-05~~ **P-07**') details of the Decorative Feature Panel on the northern elevation of Unit 6 shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to Unit 6 being opened to the public and retained for the life of Unit 6 unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interest of the character and appearance of the area and to achieve good design, in accordance with policy D1 of the approved Maldon District Local Development Plan and guidance contained within the National Planning Policy Framework.