



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
12 AUGUST 2026**

ADDENDUM

AGENDA ITEM NO. 7

Application Number	26/00314/FUL
Location	69 East Street, Tollesbury
Proposal	Proposed change of use from an office to a childrens residential home C2 to accommodate 3 children and a live in carer
Applicant	Mr Coates
Agent	Studio Ek Architects
Target Decision Date	13 August 2026
Case Officer	Liz Beighton
Parish	Mayland
Reason for Referral to the Committee / Council	Director of Place, Planning and Growth Call In

Members attention is drawn to the following matters:

Amend Application description (inaccurate on report)

Proposed change of use from an office to a children's residential home C2 to accommodate 3 children and a live in carer

Additional Representations Received since report published

Tollesbury Parish Council

Thank you for your email dated 4th August 2026 advising the Parish Council that the above planning application will be considered by the Maldon District Council North-Western Planning Committee at its meeting on 12th August 2026.

The Parish Council is disappointed that, although its consultee response stated that it was unable to make a decision on the application due to insufficient information, Maldon District Council did not provide the additional information or undertake a further consultation with the Parish Council before progressing the application to committee.

Officer comment: No additional information was requested as sufficient information was contained in the original submission, hence no formal consultation was required.

Two additional third-party representation – the following comments are made:

- Front Page of Report: Proposal description incorrect – this is noted above and changed accordingly
- Para 3.1.1 - Should read East Road rather than East Street - noted
- Para 3.1.3 - The report should acknowledge the site lies within the Tollesbury Conservation Area:
- Noted incorrect reference to applicant. However, permission goes with the land not the operator and the nature of the applicant is not a material planning consideration.
- Para 3.2.4 - Incorrect reference to the current use of the property. Property is currently in business use which is acknowledged in the report. A separate application is with the Council to convert from office to residential
- Para 3.2.7 – It is acknowledged that Environmental Health have been notified (11 August 2026) of a complaint regarding the applicants other care home. Notwithstanding, that does not mean that the current proposal is unacceptable and any subsequent investigation by EH would be through their legislation and not therefore a planning matter.
- Para 3.2.8 – The placement of children from another authority is not a relevant consideration as the application is for a change of use and it would be inappropriate to add conditions limiting who can place children in the home.
- It is not necessary to add an upper age limit as when they reach 18 they are technically classed as adults.
- Para 5.5.1 Garden space is insufficient and has been reduced - The size of the rear curtilage remains unchanged and is considered sufficient for the requirements of the care home.
- Further comments are made regarding anti-social behaviour which are covered in the report and disagrees that the benefits outweigh the harm.

Letter received from Rt Hon Priti Patel MP stating the following:

The MP writes to ensure that the concerns raised by local residents are fully considered by the Local Planning Authority as they would weigh in the balance of decision making, and in the event that the Council are minded to approve the proposal, then appropriate conditions are in place to address and manage the issues raised.

Officer comment: The care home would have 24/7 managed presence on site. The impact on the local community is covered in the report at Para 5.3 (impact on residential amenity), and appropriate conditions, at section 8 of the report, are proposed to mitigate any harm. The balance of the benefits and harm are considered in the report with a favour of approving the scheme.