



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

to
**NORTH WESTERN AREA PLANNING COMMITTEE
9 SEPTEMBER 2026**

ADDENDUM

AGENDA ITEM NO. 6 26/00157/FUL - Caravan At Toad Hall, Station Road, Cold Norton

Application Number	26/00157/FUL
Location	Caravan At Toad Hall, Station Road, Cold Norton
Proposal	Subdivision of land into two plots; northern plot for re-siting of caravan (Class C1 use) and the creation of a new vehicular access onto Station Road, southern plot for erection of a new dwelling (Class C3 use) with associated parking and landscaping.
Applicant	Miss Rebekah Prince
Agent	Mr Alan Green - A9 Architecture
Target Decision Date	16.09.2026
Case Officer	Charlie Mumford
Parish	Cold Norton
Reason for Referral to the Committee / Council	Departure from the Local Plan

Please note: Target decision date should read **16.09.2026** rather than **16.09.2027** as in the published agenda.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 REPRESENTATIONS RECEIVED FROM PARISH / TOWN COUNCILS (PAGE 53)

Name of Parish/Town Council	Comment	Officer Response
Cold Norton Parish Council	Recommend refusal – Development is outside of the settlement boundary – contrary to S8 (LDP). Concerns and issues with plot splitting – contrary to S3, D1 and H6 (LDP).	Noted – development outside of the development boundary has been assessed in the body of the report. In terms of plot splitting; D1 (design quality and built environment) the splitting of the plot would not detrimentally impact the character of the site nor the area in which it is

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		sited. Regarding S3, this is not considered to be relevant as it is a specific policy for the garden suburbs and strategic allocations in Maldon, Heybridge and Burnham-on-Crouch. Regarding H6, this policy is in respect to the provision of travellers and similarly not relevant.