



TOLLESBURY
PARISH
COUNCIL

Tollesbury Parish Council

Notice is hereby given that the Meeting of Tollesbury Parish Council will be held on Tuesday 20th July 2021, in The Centre commencing at 7.30 pm, to which members of the Council are summoned for the transaction of the under-mentioned business.

M. Curtis

Michelle Curtis – Clerk to the Council

13th July 2021

Councillors: S Plater (Chairman), T Lowther (Vice-Chairman), M Bell,
V Chambers, R Clare, S Hawes, R Lankester, J Rogers,
A St Joseph

THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted however the privacy of (i) persons who object to the same and (ii) children and vulnerable adults must be respected by anonymising the identities of such.

1. Apologies for Absence

To receive apologies for absence.

2. Declaration of Interest

Members are reminded that they are required to declare any Disclosable Pecuniary Interests, Other Pecuniary Interests and Non-Pecuniary Interests which they know they might have in items of business on the agenda. They are reminded that they will need to repeat their declarations at the appropriate point in the meeting and leave the room if required under the Code of Conduct. Unforeseen interests must be declared similarly at the appropriate time.

3. Public Forum

Members of the public will be given an opportunity to put forward their question(s) or statement to the Council. The Chairman will at his discretion then decide if he is able to answer the question(s) or proposes to put the item on the agenda for the next meeting.

4. County Councillor and District Councillors

To receive information from the County Councillor and District Councillors

5. Minutes

To receive and approve the minutes of the Parish Council Meeting held on 6th July 2021

6. Planning Applications and Decisions

6.1 Planning Applications

Applications are circulated to all Councillors with the agenda, for study ahead of the meeting. Planning documents are also available for everyone to view on Maldon District Council's website (www.maldon.gov.uk).

To consider planning applications received from Maldon District Council including the following:

Application No: FUL/MAL/21/00606 PP-09895853

Proposal: Proposed steel industrial building

Location: Industrial Building At Woodrolfe Road Tollesbury

Application No: HOUSE/MAL/21/00596

Proposal: Proposed two storey side extension.

Location: 7 Hasler Road Tollesbury

6.2 Planning Applications Withdrawn

Application No: [FUL/MAL/20/01220 PP-09240604](#)

Proposal: Variation of condition 21 to approved planning permission 17/00620/FUL (The demolition of all structures and the development of 10, 2 and 3 bedroom houses with landscaping and associated works including access to the site) Amendment sought: Variation of condition 21.

Location: The Go-Ahead Group Plc 62 New Road Tollesbury

6.3 Planning Appeals

To receive notification of Planning Appeals from Maldon District Council.

6.4 Planning Decisions

[HOUSE/MAL/21/00458 – 3 Station Road – Approved](#)

[TCA/MAL/21/00494 – 6 Church Street – Approved](#)

[TCA/MAL/21/00519 – 6 West Street – Approved](#)

[HOUSE/MAL/21/00368 - 7 New Road – Refused](#)

[HOUSE/MAL/21/00371 – 55 West Street – Approved](#)

[COUPA/MAL/21/00306 - Barn A At Guisnes Lodge Back Road - Refused](#)

[COUPA/MAL/21/00307 - Barn B At Guisnes Lodge Back Road = Approved](#)

[TCA/MAL/21/00493 - Playing Field At Tollesbury County Primary School East Street - Approved](#)

[LBC/MAL/21/00345 - The Sail Lofts Woodrolfe Road - Approved](#)

6.5 Planning Appeal Decisions

To note appeal decisions made by the Planning Inspectorate.

6.6 Tree Preservation Orders for information

To note TPOs made by Maldon District Council.

7. Administration

To receive information from the Clerk – update on current and ongoing matters.

8. Community Concerns

To receive information only or note future agenda items.

9. Dates of the Next Meetings

Tuesday 3rd August 2021 – Full Council Meeting - 7.30 pm

Agenda items for consideration at the Full Council Meeting to be sent to the Clerk by Monday, 26th July 2021, at the latest.

Wednesday 4th August 2021 – Full Council Meeting – PLANNING ONLY – 7.30 pm

Tuesday 7th September 2021 – Full Council Meeting - 7.30 pm

Agenda items for consideration at the Full Council Meeting to be sent to the Clerk by Monday, 30th August 2021, at the latest.

Thursday 9th September 2021 – Woodrolfe Hard Committee Meeting – 7.30 pm

Agenda items for consideration at the Woodrolfe Hard Committee Meeting to be sent to the Clerk by Wednesday 1st September 2021, at the latest.

Tuesday 21st September 2021 – Full Council Meeting – PLANNING ONLY – 7.30 pm

Tuesday 21st September 2021 – Recreation Ground Committee Meeting – Following the Full Council Meeting

Agenda items for consideration at the Recreation Ground Committee Meeting to be sent to the Clerk by Monday 13th September 2021, at the latest.

Clerk: Michelle Curtis

Address: 4 Valkyrie Close, Tollesbury, Essex CM9 8SL

Telephone: 01621 869039. **Email:** tollesburypc@btinternet.com

11 June 2021

MALDON DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



Clerk to Tollesbury Parish Council
4 Valkyrie Close
Tollesbury
Essex
CM9 8SL

Enquiries to: Hayleigh Parker-Haines
Email: dc.planning@maldon.gov.uk

Dear Sir/Madam

Application No: 20/01220/FUL PP-09240604
Proposal: Variation of condition 21 to approved planning permission 17/00620/FUL (The demolition of all structures and the development of 10, 2 and 3 bedroom houses with landscaping and associated works including access to the site) Amendment sought: Variation of condition 21.
Location: The Go-Ahead Group Plc 62 New Road Tollesbury Essex

Further to our recent correspondence on the above application I can inform you that the applicant has decided to withdraw the application. The application will therefore no longer be considered by the Council and the application file has been closed.

Should the applicant decide to submit a further application it would be publicised in the normal way and consultations will be undertaken on the new application.

Yours faithfully



Matt Leigh
Lead Specialist Place





Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 25 June 2021

HOUSE/MAL/21/00458 Tollesbury East

Demolish existing conservatory, garage and outbuildings. New single storey rear extensions and alter front boundary wall.

3 Station Road Tollesbury Essex CM9 8RA
(UPRN - 100090564554)

Mr And Mrs G Brown

APPROVE subject to the following conditions:-

1 **CONDITION**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans; Location Plan, 2021-02 01, 2021-02 02, 2021-02 03, 2021-02 04A, 2021-02 05A and 2021-02 06.

REASON

To ensure that the development is carried out in accordance with the details as approved.

3 **CONDITION**

The materials used in the construction of the development hereby approved shall be as set out within the application form and plans.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework

Officer: Jade Elles

Dated : 24/06/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 11 June 2021



TCA/MAL/21/00494 Tollesbury West

T1 Acacia - Fell. A native species will be planted in its place.
6 Church Street Tollesbury Essex CM9 8QJ
(UPRN - 100090557569)
Mrs Alex Neal

ALLOWED TO PROCEED

Officer: Hayley Sadler
Dated : 10/06/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 18 June 2021



TCA/MAL/21/00519 **Tollesbury West**
T1 Sycamore - Fell.
6 West Street Tollesbury Essex CM9 8RJ
(UPRN - 100090566123)
Mr Leigh Wiles

ALLOWED TO PROCEED

Officer: Sophie Mardon
Dated : 15/06/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 25 May 2021



HOUSE/MAL/21/00368 Tollesbury East

Two storey side extension, two front dormer roof alterations and one rear dormer roof alteration

7 New Road Tollesbury Essex CM9 8QG

(UPRN - 100090562657)

Mr H Morrison

REFUSE for the following reason:-

The front and rear dormer roof alterations and two storey side extension as a result of their location, scale and design, would be cramped and incongruous additions to the property, to the detriment of the character and appearance of the host dwelling and the surrounding area, which is a Conservation Area, contrary to policies D1, D3 and H4 of the approved Maldon District Local Development Plan and the guidance contained within the NPPF.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant/Agent the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to liaise with the Applicant/Agent to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Officer: Hayleigh Parker-Haines

Dated : 25/05/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 25 May 2021



HOUSE/MAL/21/00371 Tollesbury West

First floor front extension
55 West Street Tollesbury Essex CM9 8RJ
(UPRN - 100090566167)
Mr T Foster

APPROVE subject to the following conditions:-

1 **CONDITION**

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 91(1) The Town & Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: MD2101.02, MD2101.03, MD2101.04, MD2101.05, MD2101.06, MD2101.07, MD2101.08

REASON

To ensure that the development is carried out in accordance with the details as approved.

3 **CONDITION**

The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.

REASON

In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

POSITIVE AND PROACTIVE STATEMENT

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Positive and Proactive Statement:

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Hayley Sadler

Dated : 25/05/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 25 May 2021



COUPA/MAL/21/00306 Tollesbury West

Prior approval for the conversion of an agricultural building into two dwellings
Barn A At Guisnes Lodge Back Road Tollesbury
(UPRN - 010094634638)
Mr Ramsey

REFUSE for the following reason:-

In the absence of a satisfactory legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards the Essex Coast Recreational disturbance Avoidance and Mitigation Strategy, or an appropriate mitigation strategy to overcome the impacts of the development on the European designated nature conservation sites, the development would have an adverse impact on those European designated nature conservation sites, contrary to the NPPF.

Officer: Hayleigh Parker-Haines
Dated : 24/05/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 25 May 2021



COUPA/MAL/21/00307 Tollesbury West

Prior approval for the conversion of an agricultural livestock building into a dwelling
Barn B At Guisnes Lodge Back Road Tollesbury
(UPRN - 010094634639)
Mr Ramsey

APPROVE subject to the following conditions:-

1 **CONDITION**

The development hereby permitted must be completed before the expiration of three years from the date of this permission.

REASON

To comply with Paragraph Q.2(3) of The Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in complete accordance with approved drawings: Location Plan, Block Plan and RGL-02 Rev A

REASON

In order to ensure that the development is carried out in accordance with the approved details

3 **CONDITION**

The replacement of external materials used in the development shall be to match the existing buildings.

REASON

In order to ensure that the development is carried out in accordance with the approved details

4 **CONDITION**

Prior to the first occupation of the development, details of the foul drainage scheme to serve the development shall be submitted to and agree in writing

by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development.

REASON

To avoid the risk of pollution in accordance with policy D2 of the Maldon District Local Development Plan.

Officer: Hayleigh Parker-Haines

Dated : 24/05/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 11 June 2021



TCA/MAL/21/00493 Tollesbury East

T1 Eucalyptus - Remove 6' above the first crutch up main stem on the branch going north over road and playing field.

Playing Field At Tollesbury County Primary School East Street Tollesbury Essex (UPRN - 010094634072)

Mr Sid Klimke

ALLOWED TO PROCEED

Officer: Hayley Sadler

Dated : 10/06/2021



Town and Country Planning Act 1990
Weekly List Of Decisions 9th July 2021
Week Ending

LBC/MAL/21/00345 Tollesbury East

Creation of office space within existing roof space with new internal staircase at first floor (Sail Loft A). Creation of new office space in roof space and replacement stairs to rear (Sail Loft B) and Replacement of external fire escape stair (Sail Loft D)

The Sail Lofts Woodrolfe Road Tollesbury Essex
(UPRN - 100091455406)

Mr Andrew Eastham - Fellowship Afloat Charitable Trust

GRANT LISTED BUILDING CONSENT subject to the following conditions:-

1 **CONDITION**

The works hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON

To comply with Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 1417/01, 1402/03 Rev A, 1417/03, 1417/04 Rev A

REASON

To ensure that the development is carried out in accordance with the details as approved.

3 **CONDITION**

Prior to the installation of the windows, large-scale (1:2) section drawings of the new windows, illustrating the profile of the head, cill and glazing bars, shall be submitted to and approved by the local authority. The development shall be carried out in accordance with the approved details and retained as such thereafter.

REASON

To ensure these elements are appropriate for the character of the listed buildings, in accordance with policy D3 of the approved Local

Development Plan and guidance contained within the National Planning Policy Framework.

4 CONDITION

All new external joinery (except for stair treads and floorboards) shall be painted off-white to match the existing.

REASON

To ensure these elements are appropriate for the character of the listed buildings, in accordance with policy D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

Officer: Louise Staplehurst

Dated : 08/07/2021