

**Present:** Cllrs Bell, Clare, Lowther, St Joseph

**In the Chair:** Cllr Plater

**Clerk:** Michelle Curtis

**Also Present:** Five members of the public

**1. Apologies for Absence**

There were apologies for absence from Cllrs Chambers, Hawes, Lankester and Rogers

There were also apologies from District Councillor Stephens.

**2. Declarations of Interest**

There were no declarations of interest disclosed.

**3. Public Forum**

A resident stated that she objected to the private road on the proposed development at the Bus Depot in New Road.

A resident stated that the public meeting held with the Developer on the 15<sup>th</sup> July 2021 was after the Developer had submitted the application to Maldon District Council and any comments made by the Parish Council and residents would seemingly not have been taken into consideration.

The resident also stated that he understood an archaeological survey was being carried out on the field on North Road.

The Chairman confirmed that an archaeological survey was being carried out on the field on North Road.

The Clerk raised the following on behalf of a resident:

The name on the proposed development is Saltmarsh Place. Could it be suggested that the new development is called Osborne Place for its association as a bus garage which was originally owned by the Osborne family and is historically a Tollesbury business.

**4. County Councillors and District Councillors**

The following was extracted from a report submitted by Cllr Stephens. The Chairman read the comments on behalf of Cllr Stephens:

- Developer has revised their application for 10 homes down to 9 - as they suggested they would at the PC's Public Meeting with the developer last month
- As it's fewer than 10, no affordable housing is required, as per national planning policy
- At the PC's public meeting I asked the developer why reduce to 9 larger homes when you could increase to 14 smaller ones?
- They said they suggested it to MDC, but the planning team said no
- I spoke to planning team and that isn't exactly what they think was said, but the officer thinks it would be "tricky" to fit 14 on the site – esp because of parking: eg

- o 14 x 2-bed properties need 28 parking spaces
- o 9 x 3-bed properties need 18 parking spaces
- I will be reviewing the revised plans closely; will welcome people’s comments where they relate to planning policy

## 5. Planning

### 5.1 Planning Applications

#### Revised submission

**Application No:** FUL/MAL/21/00343 PP-09554404

**Proposal:** Proposed development of 9No. 2, 3 and 4 bedroom houses including access, landscaping and associated works.

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

**Resolved:** Unanimously agreed to recommend refusal of this application due to the following:

- The application does not meet the need of the housing mix as identified in the Housing Needs Survey (April 2017) and is contrary to policy H2 of the Maldon District Council Local Development Plan.
- It is contrary policy D1, items B, C and D.
- The Parish Council recommended approval of the previous application for this site FUL/MAL/17/00620 providing there was no major change to the housing mix as the proposed mix met the need identified in the Housing Needs Survey. The housing mix in the new application is very different.
- The Parish Council attended a public consultation meeting with the Developers on 15<sup>th</sup> July 2021 and any comments from the Parish Council and residents appear to have been ignored.
- Should Maldon District Council be minded to approve the application, the Parish Council would request that money from the S.106 goes towards funds to repair Waterworks Road which would provide access to the properties in Thurstable Road.
- The Parish Council questioned whether the two-bedroom units, really were two-bedroom units due to their size.
- It is understood that the pricing of the properties is such that it would exclude first time buyers.

**Action:** Clerk to request that the District Councillors ‘call-in’ the planning application.

**5.2 Planning Appeals** – None received

### 5.3 Planning Decisions

HOUSE/MAL/21/00591– The Nook 3 Wycke Lane– Approved

**5.5 Planning Appeal Decisions** – None received

**5.6 Tree Preservation Orders for information** – None received

## 6. Administration

No new information to report.

**7. Community Concerns – Information Exchange/Next Agenda Items**

The Chairman asked Councillors whether they thought it was a good idea to continue using The Centre to hold the Parish Council meetings as the venue was more spacious than the Pavilion. Councillors agreed that The Centre was a better venue to hold the Parish Council meetings and if available would like to continue to hold meetings in The Centre until March 2022 when it would be reviewed. Committee meetings would continue to be held in the Pavilion.

Cllr St Joseph stated:

- That he was in favour of the new development being called Osborne Place as suggested by a resident.

All Councillors were in favour of the suggestion.

**Action:** Clerk to write to the Developer to suggest the development was called Osborne Place.

**8. Dates of the Next Meetings**

Tuesday 7<sup>th</sup> September 2021 – Full Council Meeting - 7.30 pm

Thursday 9<sup>th</sup> September 2021 – Woodrolfe Hard Committee - 7.30 pm

Tuesday 21<sup>st</sup> September 2021 – Full Council Meeting – PLANNING ONLY – 7.30 pm

Tuesday 21<sup>st</sup> September 2021 – Recreation Ground Committee - Following the Full Council Meeting.

The Chairman closed the meeting at 8.48 pm.

Signed.....

Date .....