



TOLLESBURY
PARISH
COUNCIL

Tollesbury Parish Council

Notice is hereby given that the Meeting of Tollesbury Parish Council will be held on Tuesday 18th January 2022, 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

11th January 2022

Councillors: S Plater (Chairman), T Lowther (Vice-Chairman), M Bell,
V Chambers, R Clare, L Goldie, S Hawes, 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 11th January 2022

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/21/01113 PP-10306444

Proposal: Fenced off horse paddock 60m by 20m

Location: Gorwell Hall Cartlodge Tollesbury Road, Tollesbury

6.2 Planning Decisions

[FUL/MAL/21/00724 - Carringtons Barn North Road – Refused](#)

[HOUSE/MAL/21/01173 – 60 West Street – Refused](#)

[OUT/MAL/21/01137 - OUT/MAL/21/01137 - Refused](#)

6.3 Planning Appeals

To receive notification of Planning Appeals from Maldon District Council.

Appeal Ref: [APP/X1545/D/21/3289704](#)

Application Ref: 21/00828/HOUSE

Site Address: 7 New Road Tollesbury Essex CM9 8QG

Proposal: Two storey side extension. One front dormer roof alteration and one rear dormer roof alteration.

6.4 Planning Appeal Decisions

To note appeal decisions made by the Planning Inspectorate.

6.5 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 1st February 2022 – Full Council Meeting – 7.30 pm

Agenda items for consideration at the Full Council Meeting to be sent to the Clerk by Monday, 24th January 2022, at the latest.

Thursday 3rd February 2022 – Woodrolfe Hard Committee – 7.30 pm

Agenda items for consideration at the Woodrolfe Hard Committee Meeting to be sent to the Clerk by Wednesday, 26th January 2022, at the latest.

Tuesday 15th February 2022 – Full Council Meeting – PLANNING ONLY – 7.30 pm

Tuesday 15th February 2022 – Woodup Pool Committee Meeting – following the Full Council Meeting

Agenda items for consideration at the Woodup Pool Committee Meeting to be sent to the Clerk by Monday 7th February 2022, at the latest.

Clerk: Michelle Curtis

Address: Tollesbury PC, PO Box 13205, Maldon CM9 9FU

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



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 24 December 2021

FUL/MAL/21/00724 Tollesbury West

Proposed change of use from agricultural land to domestic curtilage.
 Carringtons Barn North Road Tollesbury Essex
 (UPRN - 010014002553)
 Mr T Harding

REFUSE for the following reason:-

The applicant has failed to supply adequate information which demonstrates that this development relates to an authorized dwellinghouse and has failed to supply adequate information relating to boundary treatments which would allow for a full assessment of the visual impacts of the proposal on the surrounding rural area and therefore has failed to demonstrate its acceptability in this respect. In the absence of such information, the proposal is considered to conflict with the Policies D1 and H4 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.

INFORMATIVE

The applicant is advised that the dwellinghouse to which this application relates appears to be unauthorised as the relevant conditions of 18/01127/COUPA have not been complied with. It is advised that the development as a whole (e.g., all of the relevant works within the subject site) therefore needs to be regularised.

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: Hannah Bowles
 Dated : 20/12/2021

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 31st December 2021



HOUSE/MAL/21/01173 Tollesbury

Single storey side and rear extension and refurbishment of existing outbuilding.
60 West Street Tollesbury Essex CM9 8RJ
(UPRN - 100090566172)
Mrs Chambers

REFUSE for the following reason: -

The proposed development, by reason of its excessive depth and design, would be an unsympathetic addition that would not be subservient to the host dwelling to the detriment of the character and appearance of the host dwelling and the surrounding area, contrary to policies D1 and H4 of the 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.

Officer: Hannah Dungate
Dated: 29/12/2021



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 7th January 2022

OUT/MAL/21/01137 Tollesbury West

Outline planning application (with all matters reserved for future determination) for residential development of up to 4No. dwellings and associated works (site area 0.48Ha).

Land East Of Guisnes Lodge Chapel Road Tollesbury Essex
 (UPRN - 010094635177)

Messrs Jack & Joseph Ramsey

REFUSE for the following reasons: -

1. The site would be disconnected from services and facilities and by reason of its location, it would provide poor quality and limited access to public transportation, resulting in an increased need of private vehicle ownership. The development would therefore be unsustainable and contrary to policies S1, S8, T1 and T2 of the Maldon District Local Development Plan and the guidance contained within the National Planning Policy Framework.
2. The application site lies within a rural location. The proposed development, by virtue of its urban nature would fail to protect and enhance the character and appearance of the rural area and the built form would result in an unwelcome and contrived visual intrusion into this undeveloped section of the countryside, eroding an important area of open space between development, to the detriment of the character and appearance of the rural area. The development would therefore be unacceptable and contrary to policies S1, S8, D1 and H4 of the Maldon District Local Development Plan and Government advice contained within the National Planning Policy Framework.
3. The proposal would lead to the creation of an access onto Chapel Road. The application has not demonstrated that the development could provide suitable visibility from the access for both emerging and approaching vehicles. The proposed development would have the potential to result in an unacceptable degree of hazard to all road users to the detriment of general highway safety.
 The development would therefore be unacceptable and contrary to the National Planning Policy Framework, policies S1, T1 and T2 of the Maldon District Local Development Plan (2017).
4. Inadequate information has been submitted to demonstrate that the proposal would not result in negative impacts on important ecological assets including protected species and priority sites.
 The proposal would therefore be contrary to Policies S1, S8, D1 and N2 of the Maldon District Local Development Plan and the guidance contained within The National Planning Policy Framework.

5. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, securing a necessary financial contribution towards 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 Policies S1 and I1 of the Maldon District Local Development Plan and 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: Devan Hearnah

Dated: 06/01/2022

10 January 2022



Reference: 21/00828/HOUSE
 Planning Officer: Sophie Mardon

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
 APPEAL UNDER SECTION 78**

Site Address: 7 New Road Tollesbury Essex CM9 8QG
Proposal: Two storey side extension. One front dormer roof alteration and one rear dormer roof alteration.
Application Ref: 21/00828/HOUSE
Appellants Name: Mr H Morrison
Appeal Ref: APP/X1545/D/21/3289704
Appeal Start Date: 10 January 2022

I refer to the above details. An appeal has been made to the Secretary of State against the Council's decision to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate. You can do this by emailing RT1@planninginspectorate.gov.uk. If you do not have access to the internet, you can write (quoting the appeal reference) to:

Ian Aston
 The Planning Inspectorate
 Temple Quay House
 2 The Square
 Bristol
 BS1 6PN



The Planning Inspectorate will publish appeal documentation, including copies of representations received, on their website. Information provided in



your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk> or our website <http://www.maldon.gov.uk>. Alternatively they may be viewed at the Council Offices, Princes Road, Maldon between 8.30am-5pm Monday-Thursday and 8.30am-4.30pm Fridays.

The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on their website <https://acp.planninginspectorate.gov.uk>

Yours faithfully

A handwritten signature in black ink, appearing to read 'ML', is written over a light blue horizontal line.

Matt Leigh
Lead Specialist Place