

Present: Cllrs Bell, Clare, Hawes, Lowther

In the Chair: Cllr Plater

Clerk: Michelle Curtis

Also Present: 3 members of the public

1. Apologies for Absence

There were apologies for absence from Cllrs Chambers, Rogers and St Joseph.

There were also apologies from District Councillor Stephens.

2. Declarations of Interest

The Chairman declared interests as follows:

- Personal and prejudicial interest in agenda item 6.1, planning application 21/00724/FUL, as his company Plater Claibourne are the agent for the application.

3. Public Forum

A resident spoke regarding the Maldon District Council planning decision notice for the proposed development at the Bus Depot in New Road. The reason for rejection did not include any comments made by the consultees, and there was also a statement regarding affordable housing.

4. County Councillors and District Councillors

There were no County or District Councillors present.

5. Minutes

Resolved: the Minutes of the Parish Council Meeting held on 2nd November 2021 be approved as a true and accurate record of the meeting. Proposed Cllr Clare seconded Cllr Lowther. Unanimously agreed.

The Chairman signed the Minutes.

6. Planning

6.1 Planning Applications

Following the declaration disclosed, the Chairman left the meeting. Cllr Lowther, the Vice-Chairman, took the chair.

Application No: 21/00724/FUL PP-10015501

Proposal: Proposed change of use from agricultural land to domestic curtilage.

Location: Carringtons Barn North Road Tollesbury

Resolved: to recommend approval of this application. Unanimously agreed.

The Chairman returned to the meeting.

Application No: 21/01013/HOUSE PP-10260401

Proposal: Construction of a single storey front & rear extension and a two storey side extension with associated works.

Location: 2 Thurstable Close Tollesbury

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

- Height, bulk, and scale would appear as a dominating and bulky addition to the site given its prominent position and would be contrary to policy D1 of the LDP.

Revised Drawing

Application No: 21/00661/HOUSE PP-09954932

Proposal: Two storey rear extension, single storey front extension and addition of timber weatherboarding at first floor level.

Location: 49 North Road Tollesbury

Resolved: to recommend approval of this application. Unanimously agreed.

6.2 **Planning Decisions from Maldon District Council**

HOUSE/MAL/21/00958 – 2 New Road – Refused

HOUSE/MAL/21/00783 - 1 Genesta Close – Refused

HOUSE/MAL/21/00674 - 3 Mallard Close – Approved

TCA/MAL/21/00868 - 9 North Road – Approved

Notification of the following planning decisions was also received after publication of the agenda:

FUL/MAL/21/00343 - The Go-Ahead Group Plc 62 New Road – Refused (Appendix A)

TCA/MAL/21/01026 - Ramsholt 3 Churchacre Hall Road – Approved (Appendix B)

6.3 **Planning Appeals** – None received

6.4 **Planning Appeal Decisions** – None received

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

7. **Administration**

Remembrance Service – It was noted that the Remembrance Parade organised by Malcolm Cousens, Royal British Legion, had been a success.

Action: Clerk to write to Malcolm Cousens to thank him for organising the event.

Cllr Clare stated that the works to the war memorial in the Churchyard were still outstanding.

Action: Chairman to prepare the drawings for the work required.

Tollesbury Climate Partnership (TCP) – The Clerk reported that TCP had now set up their bank account and would appreciate the £1,000 grant payment, which the Parish Council agreed at their meeting on 7th September 2021.

Resolved: Unanimously agreed for the Clerk to make the payment to TCP, which would be included on the December payments schedule.

TCP has also requested a decision allowing the telephone box on the High Street for TCP to use to promote their activities. TCP suggested that a shelving structure could be put inside the telephone box to display information.

Councillors had previously agreed, in principle, to allow the use of the telephone kiosk in the High Street and would like a further discussion with TCP regarding the shelving.

Police – The Clerk reported that she had spoken with Essex Police regarding the recent anti-social behaviour issues in the village.

Action: Clerk to arrange a meeting with Essex Police and Cllr Clare to discuss the recent issues further.

8. Community Concerns – Information Exchange/Next Agenda Items

Cllr Clare reported:

- He had recently attended the meeting of the TCP Marine Group, and there are still concerns regarding the recharge works being carried out by the Mersea Harbour Protection Trust (MHPT).

The Chairman reported that he had been in discussion with Richard Taylor, MHPT and had raised a few issues. The Chairman advised that the surcharge at Cobb Island and Tollesbury Wick have been completed, and there will be a six-week break before starting on Old Hall Point. MHPT are currently monitoring every two days to see what is happening following the surcharge.

- Correspondence had recently been received regarding access rights across the land at Frost and Drake to Woodup Pool.

Action: Once received, the Clerk to circulate communication from Holmes and Hill and then arrange a meeting with the landowner.

9. Dates of the Next Meetings

Tuesday 7th December 2021 – Full Council Meeting – 7.30 pm – The Centre

Wednesday 8th December – Finance – 7.30 pm – The Pavilion

Tuesday 21st December 2021 – Full Council Meeting – PLANNING ONLY – 7.30 pm – The Centre

Tuesday 11th January 2022 – Full Council Meeting – 7.30 pm – The centre

Tuesday 18th January 2022 – Full Council Meeting – PLANNING ONLY – 7.30 pm – The Centre

Tuesday 18th January 2022 – Environment & Amenity Committee – Following main Full Council Meeting – The Centre

The Chairman closed the meeting at 8.53 pm.

Signed.....

Date

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 12 November 2021



FUL/MAL/21/00343 Tollesbury East

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

The Go-Ahead Group Plc 62 New Road Tollesbury Essex
 (UPRN - 200000913163)

Mr Mike Bradburn - Saltmarsh Developments Ltd

REFUSE for the following reasons: -

1. Due to the number of units, the disproportionate size of the proposed dwellings, the lack of affordable housing and the level of public and private amenity space proposed the Council is not satisfied that the proposal would represent an efficient and effective use of land, contrary to Policy H4 of the adopted Maldon District Local Development Plan and paragraphs 119 and 125 of the National Planning Policy Framework. The proposal has not utilised all of the developable land in the most efficient and effective way, which would not amount to sustainable development that adequately contributes towards the development needs for the District.
 The development is therefore unacceptable and contrary to Policies S1, D1 and H4 of the Maldon District Local Development Plan and Government advice contained within the National Planning Policy Framework.
2. The proposed development would fail to provide a housing mix that meets the District's need for two and three-bedroom dwellings. Therefore, the development would not provide a suitable mix and range of housing to support the creation of a mixed and balanced community contrary to policy H2 of the Maldon District Local Development Plan and Government advice contained within the National Planning Policy Framework.
3. The proposed development makes inadequate provision for affordable housing or a financial contribution in lieu of affordable housing contrary to policy H1 of the approved Maldon District Local Development Plan and the National Planning Policy Framework (2021).
4. In the absence of a completed legal agreement pursuant to Section 106 of the Town and Country Planning Act 1990, the necessary financial contribution towards Essex Coast Recreational disturbance Avoidance and Mitigation Strategy has not been secured. As a result, the development would have an adverse impact on the European designated nature conservation sites, contrary to Policies S1, D1, N1 and N2 of the Maldon District Local Development Plan and the NPPF.
5. The proposed development would fail to provide adequate on-site parking provision. The proposal would therefore be likely to cause additional on-street parking to the detriment of the freeflow of traffic and highway safety. The proposal is therefore contrary to policies S1, D1 and T2 of the Maldon District Local Development Plan.

6. It has not been demonstrated that the proposed development can suitably manage and deal with surface water runoff at the site without increasing flood risk elsewhere. Therefore, the proposal is contrary to policies S1 and D2 of the Maldon District Local Development Plan and 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 discussing those with the Applicant/Agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future. The Local Planning Authority is willing to provide pre-application advice in respect of any future application for a revised development.

Officer: Devan Hearnah

Dated: 11/11/2021

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TCA/MAL/21/01026 Tollesbury East

Beech Trees (T1, T2, T3) - fell. Silver Birch Tree (T4) - fell. Prunus (T5) - fell. Apple Tree (T6) - fell

Ramsholt 3 Churchacre Hall Road Tollesbury
(UPRN - 100091455433)

Mr William Cunliffe

ALLOWED TO PROCEED

Officer: Jade Elles

Dated: 11/11/2021