



TOLLESBURY
PARISH
COUNCIL

Tollesbury Parish Council

Notice is hereby given that the Meeting of Tollesbury Parish Council will be held on Tuesday 15th February 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

7th February 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 1st February 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/22/00084 PP-10574453

Proposal: Removal of 15 metre high pole to be replaced by high orion streetpole which will support 3No. SUA-7 antennas, and ancillary equipment thereto, including 6No. RRHs at a maximum height of 20 metres.

Location: Mell Farm 117 Mell Road Tollesbury

Application No: COUPA/MAL/21/01030 PP-10258500

Proposal: Change of use of agricultural buildings to 2no. dwellinghouses (Class C3), and for building operations reasonably necessary for the conversion.

Location: Land Adjacent To Old Hall Farm Old Hall Lane Tolleshunt D'Arcy

Amended Drawings

Application No: FUL/MAL/21/00702 PP-09991099

Proposal: Create residential specialist neighbourhood for older people, consisting of 29 affordable dwellings and community hub building, with associated landscaping and infrastructure.

Location: Land North Of 48 Woodrolfe Road Tollesbury

6.2 Planning Decisions

[HOUSE/MAL/21/00982 - 20 Hunts Farm Close - Approved](#)

[HOUSE/MAL/21/01260 - Whippetree 50 Church Street - Approved](#)

6.3 Planning Appeals

To receive notification of Planning Appeals from Maldon District Council.

6.4 Planning Appeal Decisions

To note appeal decisions made by the Planning Inspectorate.

[Appeal Ref: APP/X1545/D/21/3273965](#)

Application No: HOUSE/MAL/20/01314

Location: 33 New Road, Tollesbury

Decision: Appeal Granted

6.5 Tree Preservation Orders for information

To note TPOs made by Maldon District Council.

7. The Queen's Jubilee Celebrations

To consider setting up a Working Party for the Queen's Jubilee celebrations

8. Woodup Pool

To discuss access issues for the toilet facility at Woodup Pool for the 2022 season

9. Recreation Ground

To receive verbal report from Cllr Lowther regarding marking of an additional junior football pitch

10. Administration

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

11. Community Concerns

To receive information only or note future agenda items.

12. Dates of the Next Meetings

Tuesday 1st March 2022 – Full Council Meeting – 7.30 pm

Agenda items for consideration at the Full Council Meeting to be sent to the Clerk by Monday, 21st February 2022, at the latest.

Tuesday 8th March 2022 – Finance Committee – 7.30 pm - Pavilion

Agenda items for consideration at the Finance Committee Meeting to be sent to the Clerk by Monday 28th February 2022, at the latest.

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

Tuesday 15th March 2022 – 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 7th March 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 28th January 2022

HOUSE/MAL/21/00982 Tollesbury East
Single storey rear extension
20 Hunts Farm Close Tollesbury Essex CM9 8QX
(UPRN - 100090560604)
Mr A Mays

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: MD2109.02, MD2109.04, MD2109.05, MD2109.07 and MD2109.08

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 policies D1 and H4 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: Sophie Mardon

Dated : 25/01/2022



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 04 February 2022

HOUSE/MAL/21/01260 Tollesbury East
Single storey side extension
Whippletree 50 Church Street Tollesbury Essex
(UPRN - 010013997311)
Mr G Butt

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:

MD2104.06
MD2104.02
MD2104.03
MD2104.04
MD2104.05

REASON

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

3 **CONDITION**

The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match those used in the existing building.

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: Amit Patel
Dated : 31/01/2022



Appeal Decision

Site visit made on 31 January 2022

by John Felgate BA(Hons) MA MRTPI

an Inspector appointed by the Secretary of State for Levelling Up, Housing and Communities

Decision date: 3rd February 2022

Appeal Ref: APP/X1545/D/21/3273965
33 New Road, Tollesbury, Essex CM9 8RE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mrs Lisa Smart against the decision of Maldon District Council.
 - The application Ref HOUSE/MAL/20/01314, dated 7 December 2020, was refused by notice dated 12 February 2021.
 - The development proposed is a first floor side extension.
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Decision

1. The appeal is allowed and planning permission is granted for a first floor side extension at 33 New Road, Tollesbury, Essex CM9 8RE, in accordance with the terms of the application, Ref HOUSE/MAL/20/01314, dated 7 December 2020, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development shall be carried out in accordance with the following approved plans: proposed Floor and Roof Plan, No MA-1060-02, and Proposed Elevations, No MA-1060-03.
 - 3) The external surfaces of the development shall be constructed in materials matching those used on the existing building, as shown on the approved plans.

Reasons

2. On my visit, I saw that New Road is an attractive, varied street, with a wide variety of different dwelling styles and sizes. No 33 is a double-fronted, 2-storey detached house, set a few metres back from the road. On one side, it has a single-storey projection, about the size of a single garage, set about two metres further back behind the line of the main front wall. The front elevation of this existing extension has a mixture of brickwork matching the main house, together with a central panel of white-painted horizontal timber boarding and white joinery. The development now proposed would extend the house at first level, above the existing single-storey part.
3. The proposed new extension would be modest in scale, compared to the existing house. It would match the existing building in terms of its style, form, and fenestration. The main facing material would be a horizontal cladding similar to the existing panel at ground floor level. The roof would have a lower ridge than the main house, but would otherwise follow the line and pitch of the

- existing. The whole structure would be set back from the main front elevation, as at present, albeit with a small overhang, giving a touch of articulation.
4. To my mind, the design of the new extension would relate well to the existing building. The use of cladding as the main material would break up the overall width of the extended dwelling, avoiding any impression of over-dominance in relation to the street scene. Together with the extension's recessed position and lower height, this would also express the subservient role of this new element. Overall, in my view, the proposed development would represent a well-mannered and harmonious addition; indeed it seems to me that it could quite fairly be described as a 'textbook' example of its type.
 5. I appreciate that the development would result in some loss of space between No 33 and its neighbour, at first floor level. But that existing space is only visible even now from a very short section of New Road. Its contribution to the street scene is therefore limited. Elsewhere in the street, the spacing between buildings varies, with other examples of closely-spaced properties being readily apparent within a few metres from the appeal site itself. On the evidence before me, I can see no reason why maintaining a gap above the ground floor projection at the appeal property should be seen as a matter of particular importance in this respect.
 6. For these reasons, I conclude that the proposed extension would cause no harm to the character or appearance of the appeal property or to the street scene. In this respect it would represent a design-led development, optimising the use of the site, and respecting and enhancing its local context, as required by Policies H4 and D1 of the Maldon District Local Plan, adopted in July 2017.
 7. The appeal is therefore allowed, subject to the conditions set out at paragraph 1 above. The condition that I have imposed regarding the approved plans is necessary for the purposes of certainty, and that relating to the materials is needed to ensure a satisfactory appearance.

J Felgate

INSPECTOR