



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 18th February 2022

HOUSE/MAL/21/01128 Tollesbury East

Proposed vehicular access.

59 East Street Tollesbury Essex CM9 8QE

(UPRN - 100090558587)

Mr Heath Brand

REFUSE for the following reason:-

The proposal fails to demonstrate that the provision of adequate visibility splays to ensure pedestrian safety on the public highways can be provided. As such, the proposal would be contrary to policy T2 and D1 of the Maldon District Local Development Plan.

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: Hayley Sadler

Dated : 14/02/2022

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 11 February 2022



FUL/MAL/21/01117 Tollesbury East

Temporary building extension for up to 3 years.

Servowatch Systems Limited Blackwater House Woodrolfe Road Tollesbury

(UPRN - 200000917030)

SEA-KIT International

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: Location Plan; 1994/22/01B; 1994/22/02; 1994/22/03.

REASON

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

3 **CONDITION**

The building extension hereby permitted, and any associated paraphernalia/chattels associated with the development shall be removed from the land in its entirety and the land shall be restored to its former condition on or before 4 February 2025.

REASON

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

4 CONDITION

The materials to be used in the construction of the external surfaces of the building hereby permitted shall be as detailed within the application documents.

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.

5 CONDITION

The use hereby permitted shall only be undertaken between 08:00 hours and 17:00 hours on Mondays to Fridays and between 08:00 hours and 13:00 hours on Saturdays and not at any time on Sundays and Public Holidays.

REASON

To protect the amenities of nearby residential properties and the surrounding area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

6 CONDITION

The building hereby approved shall be used for a use falling within a E(g), B2 or a B8 use class as set out in the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification.

REASON

To protect the established uses of the site and the wider designated employment area, in accordance with policy E1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework

7 CONDITION

Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

REASON

To ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period, in the interest of highway safety in accordance with policies D1 and T2 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

8 CONDITION

The development shall be carried out in complete accordance with the with the Flood Risk Assessment prepared by Evans Rivers and Coastal dated October 2021 and retained as such thereafter

REASON

To ensure that an appropriate level of protection is provided in accordance with policy D5 of the Local Plan Development Plan.

9 CONDITION

The applicant/occupier is required to have in place a flood warning, evacuation and response plan to respond to any flood warnings issued by the Environment Agency. Details of the flood plan shall be submitted to and agreed in writing by the local planning authority, prior to first use/occupation of the development hereby permitted.

REASON

To ensure that an appropriate flood evacuation plan is in place as the site is located within Flood Zone 3 in accordance with policy D5 of the approved Maldon District 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: Hannah Dungate
Dated : 04/02/2022



Please select the service and how many hours you require each month.

| Service | Required Y/N | Please list the areas / facilities you would like included in our Patrol |
|---|--------------|--|
| TRUCAM | | Sites designated by Essex Police |
| Community Patrols | | |
| Parish/Town site checks | | |
| On Street Parking Patrol (monitoring of parking restrictions) | | |
| Total hours per month | | |

Any other comments:

Community Engagement Parish Council Contracts Definition of Service



Maldon District Council Community Engagement Team

The Community Engagement Team are members of the Community Safety Accreditation Scheme.

This is defined as “An accredited person who is a person employed by an organisation (other than a police force) in a community safety role, who has been accredited by a Chief Officer of Police under Sec.41 of the Police Reform Act 2002” Officers have undertaken the necessary training, exam and Police vetting to obtain their accreditation with Essex Police.

The accreditation allows these officers to exercise certain powers given to them by Essex Police, which are:

- Power to require giving name and address for committing a relevant offence
- Power to issue penalty notices for dog fouling
- Power to issue penalty notices for drinking in a designated public area
- Power to issue penalty notices for graffiti and fly-posting
- Power to deal with begging
- To enforce surrender of alcohol/seize tobacco from person under 16
- Power to stop cycles
- Power to issue FPN for disorder by throwing fireworks

We also have the ability, to request data from the Police national computer such as registered keeper details using a vehicles registration number.

The service that the team provides to parish and town council's provides opportunity for the team to exercise these powers whilst on patrol in the community.

They work proactively to improve the quality of life within the community, by investigating and addressing issues such as, fly tipping, dog fouling (dog control) and illegal parking.

Community Engagement Parish Council Contracts Definition of Service



TRUCAM Speed Enforcement Patrol

We work in partnership with Essex Police and Safer Roads Partnership to carry out Community Speed Enforcement Patrols. Essex Police are the agency responsible for assessing the designated sites for these patrols, which are in areas of up to 40mph. The primary aim is to reduce the speed of vehicles travelling through our communities, by raising awareness and educating drivers around the dangers of speeding. Patrols are carried out using the TRUCAM laser device that records the speed of moving vehicles as well as being able to identify the driver at the time of the offence. Following all patrols, the data captured is then sent securely to Essex Police, who are the data holders, and have overall responsibility for any subsequent enforcement action.

Community Patrol

Our Community Patrol would typically consist of either a foot or vehicular patrol, focusing on specified locations as requested by the town or parish council. These patrols enable our team to gather evidence and intelligence for any anti-social behaviour, which is then referred to the relevant agency or council department. Issues such as dog fouling (control), littering, fly tipping, graffiti, illegal parking are also addressed as part of our patrol, our officers are authorised and can issue Fixed Penalty Notices or Penalty Charge Notices, where applicable. We can also provide and install a range of signs to inform and educate the public. Our reassuring presence in the community whilst engaging with residents, businesses and stakeholders, gives us a unique opportunity to improve the quality of life for all.

If your parish / town council has CCTV our officers are authorised to review any footage. We are also trained to deploy mobile covert surveillance equipment to detect any criminal activity in relation to the issues mentioned within the community patrol. Deployment of such equipment will be subject to a site assessment and will be carried out at the discretion of Maldon District Council. Our officers wear body worn cameras and all our GPS tracked vehicles are equipped with dashcams to capture any evidence whilst on patrol.

Parish/Town Council Site Checks

Whilst in your community we can carry out a visual check of your community building/s and facilities and report back any issues found in addition to the Community Patrol as above.

Community Engagement Parish Council Contracts Definition of Service



On Street Parking Patrol

We work in partnership with South Essex Parking Partnership to patrol and enforce on-street parking restrictions, such as double and single yellow lines, school zig zag lines and resident permit zones. Any drivers witnessed to have parked illegally will be issued a Penalty Charge Notice ticket or will be given advice.

The on-street parking patrol monitors and enforces on parking restrictions where applicable, such as;

- Double/Single yellow line
- No waiting zones
- No loading zones
- Bus stops
- Resident permit parking
- Parking on zig zags at a crossing
- Parking on a pavement where a yellow line exists
- Taxi ranks
- School Patrol*
- Disabled bays
- Any other defined restriction

*This patrol targets the roads around a school, where parking within a restricted area is a concern to parents, resident's and the school.

Typically, this patrol would be carried out at the beginning or end of the school day and can also be used to educate drivers about the dangers of parking illegally.

The lead agency for this activity is South Essex Parking Partnership, any contractual arrangement between the Maldon District Council Community Engagement team and your parish / town council will be for additional parking patrols.

Our core working hours are 8am to 10pm, 7 days per week, this may be subject to change depending on unforeseen circumstances.

Any duties in addition to the above, which the parish / town council may request will need to be provided in writing and will be considered but may not necessarily be agreed, this will depend on our resources and the request aligning with our core activities/priorities.



DRAFT FRAMEWORK

TOLLESBURY

QUEEN'S JUBILEE
CELEBRATIONS 2022

THURSDAY 2ND TO
SUNDAY 5TH JUNE 2022

Thursday 2 June (Public Holiday)

A day for **flags and bunting**

Beacon lighting across the country. Lord-Lieutenant of Essex has been invited to light our beacon at 9.45pm.

A party beforehand, with musical contributions.

Possible alternative locations for the beacon are at The Centre or on The Rec. (RBL leading).

Possible unveiling by L-L of 'blue plaque' at Pavilion for Queen's Green Canopy (commemorative tree planting project, led by Tollesbury Climate Partnership).

Possible fireworks display at 10pm.

Questions - do we need a committee to work with RBL to plan the beacon lighting event; is a 'Street Meet' partial road closure needed in The Square; who will arrange and pay for fireworks; what genre of music?

Friday 3 June (Public Holiday)

A day for **flags and bunting**

A day for **street parties** across the nation

Question - is there a need for any central organisation for the village for this day; or is it everyone does their own thing?

Saturday 4 June (High Water Tollesbury is at 4pm)

A day for **flags and bunting**

Perhaps an afternoon for the water and the outdoors; bar-b-q at the waterfront.

More **street parties** across the nation

Question - would anyone like to arrange any watery activity at Woodup Pool or in The Creek, perhaps in conjunction with Sailing Club, FACT and others; is a bar-b-q desired or feasible; location?

Sunday 5 June

A day for **flags and bunting**

The **National Jubilee Big Lunch** - across Britain - outdoors. The Big Cheer for Her Majesty at noon.

Question - does Tollesbury want to take part, if so is this best on The Rec, or on the school sports fields; what organisation is desired; musical performance; random sports events for young people?

Big Question - are there any other ideas and creative suggestions to make this historic weekend memorable?

Contact with the Environment Agency regarding the February 21st Flood Alert.

I spoke to David Kemp today. He heads up the Environment Agency flood warning service for the eastern region. I indicated at the last PC meeting that I would do this.

He pointed out that the surge impact in Essex had increased as the tide and surge combination moved south with the surge effect being more noticeable further south. This is backed up by a photo from Great Wakering – a main wall that just overtopped in 2013. So the same level of flood warning was applied to these two rather different situations!!



This compares with the high tide at Tollesbury which peaked 30cms below the flood barrier and therefore about 60cms below the 2013 level.



DK indicated that there had been discussion as to whether the tidal conditions matched a flood alert or flood warning status. He indicated that if the predicted level had been say 10 to 20 cms higher then the upper category would have been chosen.

I suggested this was cutting a bit fine for shutting the Tollesbury barrier. Had they actually a level at which they would dispatch someone to close it?

It was pointed out to me that the EA had 50+ (I think) barriers in the eastern region and that there was no plan to hand to show where the Tollesbury one fitted in. Nor were there specific circumstances under which he would be calling the PC to ask them to do it. Compared with the Ipswich or Colne barriers we were small fry.

In any case the overall plan relied on updating from time to time and on site information was something they rather lacked so the two photos above were of distinct interest to them. They might be able to reassess what warning they gave out publicly for the Tollesbury seawall length (from the sewage works to the Marina)

I told him that given the narrow margin (or so we considered) with a Flood Warning being only issued when the expected tide being due to peak within 10 cms of actually needing the barrier would he be prepared to attend a PC meeting to explain how the system should work. This could be done in person or remotely. This was something he said he could do.

Such a meeting seems to offer the PC the chance of working out what procedure might suit Tollesbury's interests and how much responsibility we considered we might have or wish to have.

I have attached to this file some background data from January 2017 which indicates the scale of the EA flood warning system when there is a major event.

- 1) A map showing the number of flood warnings they issued for one tidal surge.
- 2) The Met Office chart that made the warnings necessary.
- 3) The detail of the local flood warnings issued locally from Flood Alert to Flood Warning to Severe Flood Warning.
- 4) The predicted height of the surge
- 5) The actual profile at Harwich which shows that the maximum surge height and high tide time did not co-incide – but they probably did further north.

I hope this is of interest and that we can consider taking up the potential 'meeting' with David Kemp.

Andrew St J



Severe Flood Warnings ▼

SEVERE FLOODING
DANGER TO LIFE

[The coast from Clacton to Lee Wick](#)

[Tidal River Stour at Mistley, including the Quay and The Walls](#)

[West Mersea, The Strood and adjacent marshland](#)



Flood Warnings ▼

FLOODING IS EXPECTED
IMMEDIATE ACTION REQUIRED

[Hamford Water](#)

[Harwich Town, Dovercourt and Bathside bay](#)

[North and South banks of the Stour Estuary from Shotley Gate to and including Brantham](#)

[Parkeston Quay and the Ramsey River](#)

[River Stour upstream of Cattawade Barrage](#)

[Tidal River Stour at Manningtree from the railway station to Kiln Lane](#)

[Walton on the Naze](#)



Flood Alerts ▼

FLOODING IS POSSIBLE
BE PREPARED

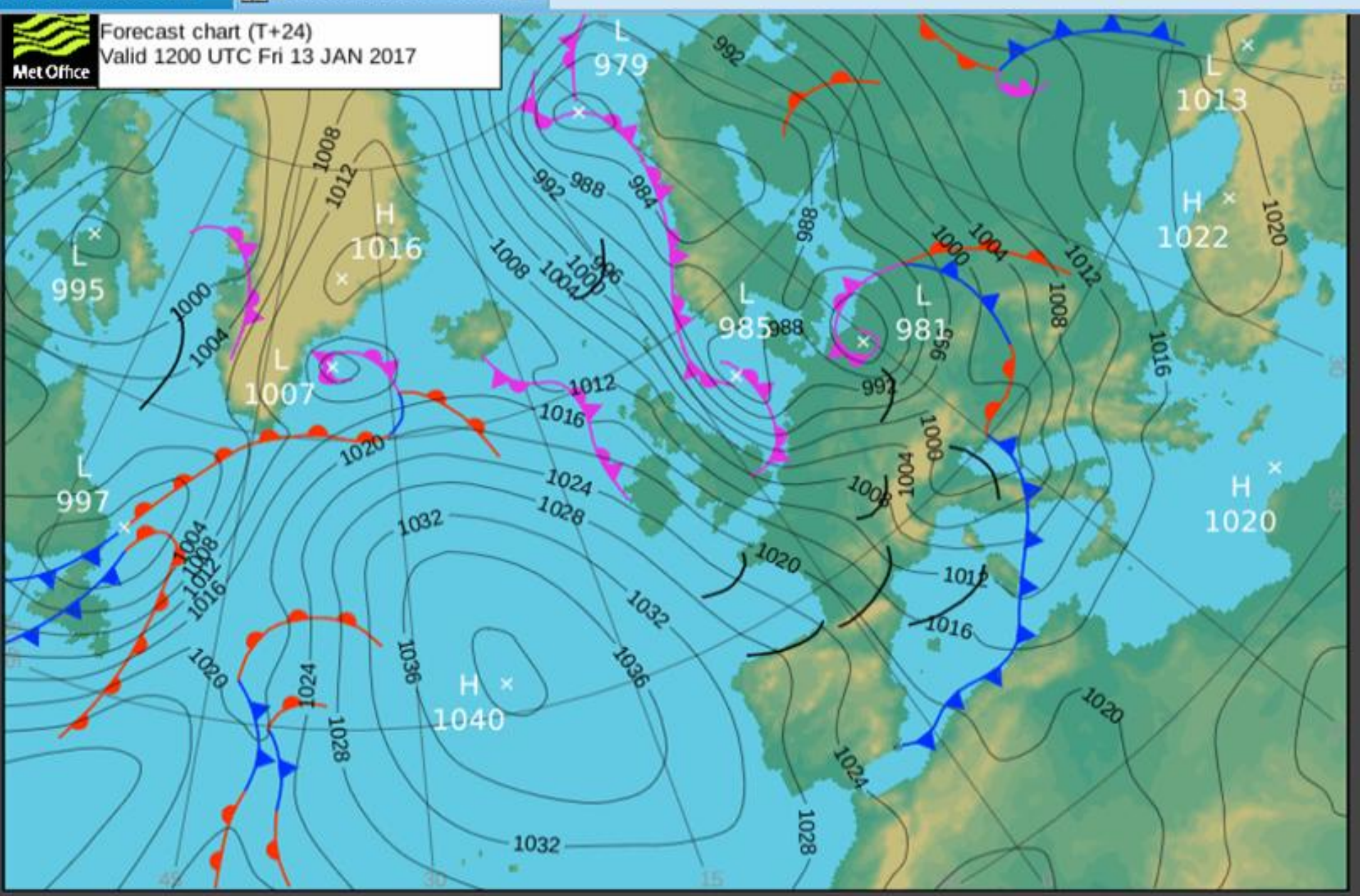
[Essex Coast from Clacton to St Peters Flat including the Rivers Colne and Blackwater Estuaries](#)

[The Suffolk and Essex Coast from Felixstowe to Clacton including Orwell and Stour Estuaries](#)

[The Tidal Deben Estuary](#)



Forecast chart (T+24)
Valid 1200 UTC Fri 13 JAN 2017





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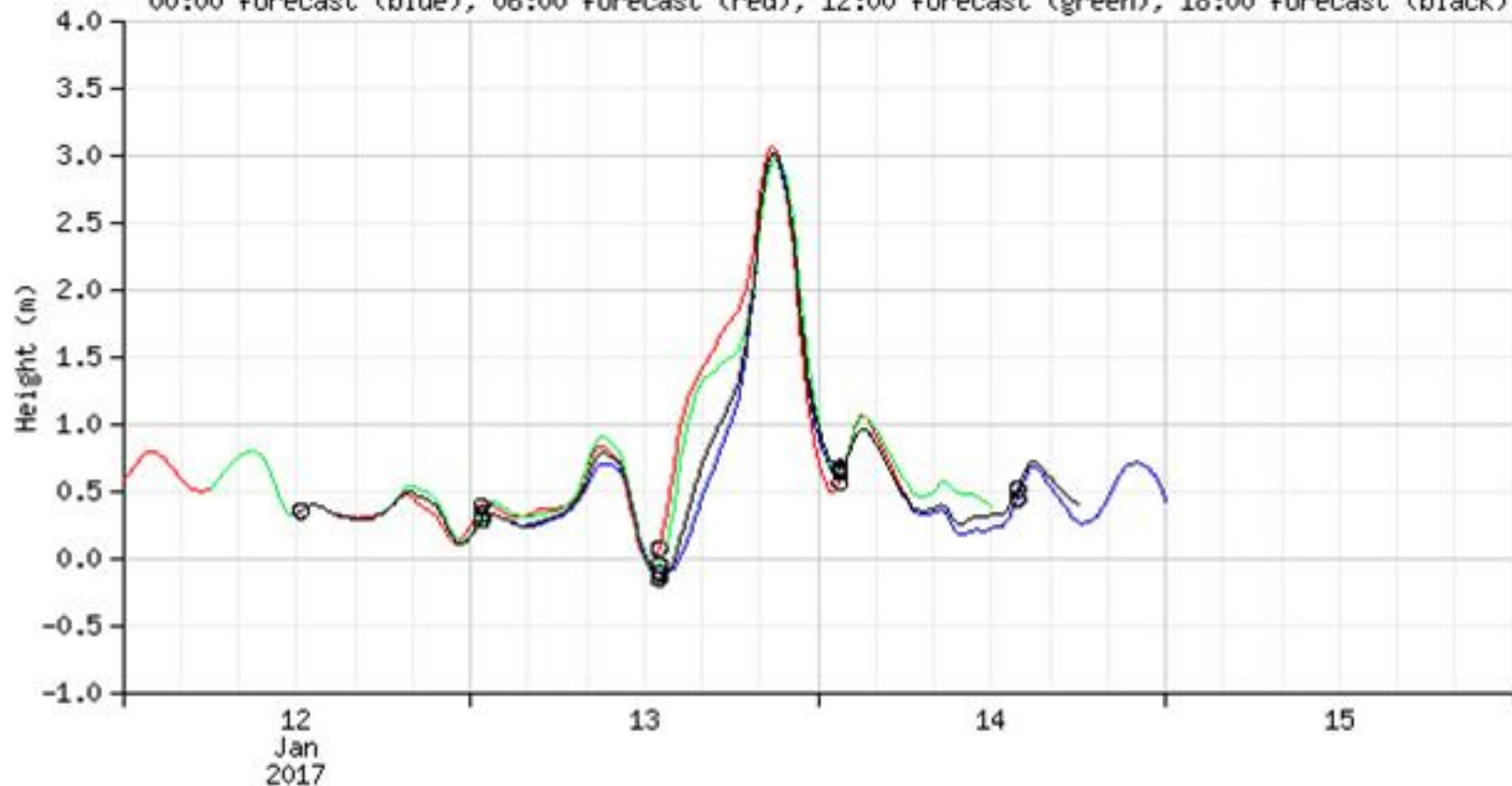
Latest surge forecast for Sheerness

[Storm surge model](#) | [Surge model forecast](#)

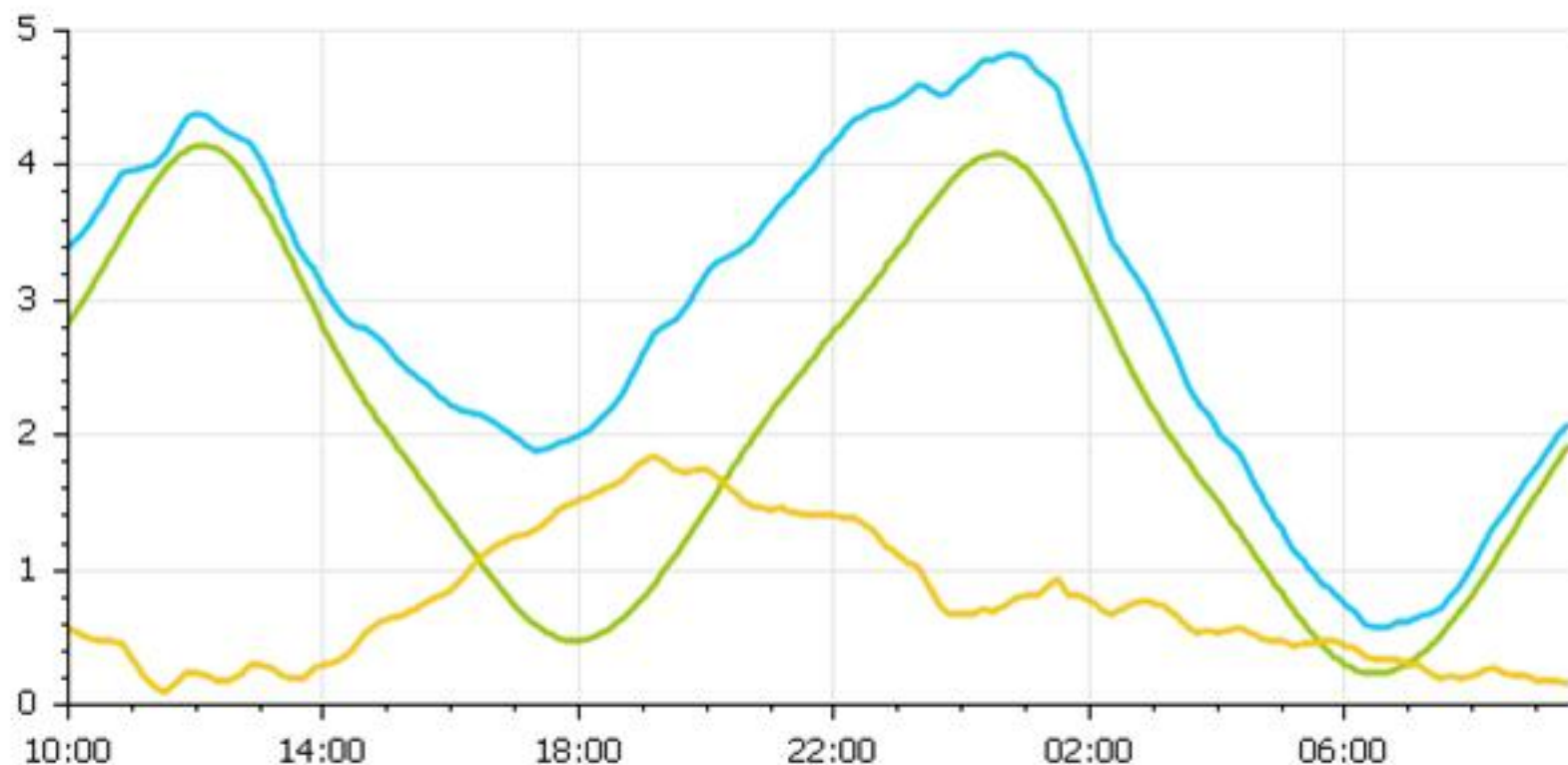
[Current forecasts](#) | [Archived 00–05hr forecast](#) | [Archived forecast and observed residuals](#)

Surge model residual forecasts for Sheerness

00:00 forecast (blue), 06:00 forecast (red), 12:00 forecast (green), 18:00 forecast (black)



Harwich Water Level



Please note: The times and heights shown are predictions only. All predicted heights are given relative to Chart Datum Harwich. Times and heights may be affected by meteorological conditions and deviations, under exceptional conditions, can amount to more than 1 metre. Harwich Haven Authority accepts no responsibility for any inaccuracies in this data.