



Notice is hereby given that the Meeting of Tollesbury Parish Council will be held on Tuesday, 3rd June 2025, in The Pavilion, Tollesbury Recreation Ground, Elysian Gardens, 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/RFO

27th May 2025

Councillors: S Hawes (Chair), M Bell, P Gilbert, L Goldie, C Page, J Rogers,
A St Joseph

Recording of Meetings

The meeting will be recorded to assist the Parish Clerk to compile the minutes. The recording will be deleted afterwards.

A G E N D A

- 1. Apologies for Absence**
To receive apologies for absence.
- 2. Declarations of Interest**
To disclose the existence and nature of any Disclosable Pecuniary Interests, Other Registrable Interests and Non-Registrable Interests relating to items of business on the agenda having regard to paragraph 9 and Appendix B of the Code of Conduct for Members. (Members are reminded that they are also required to disclose any such interests as soon as they become aware, should the need arise throughout the meeting.)
- 3. Public Forum**
Public participation - Residents wishing to raise a matter in the public forum should inform the Parish Clerk of the topic by noon on the previous working day.
- 4. Woodup Pool Event**
To receive an update from Nik Bradbrook on the Woodup Pool Event being held on 21st June 2025
- 5. County Councillor and District Councillors**
To receive information from the County Councillor and District Councillors
- 6. Minutes**
To confirm the minutes of the Full Council Meeting held on 20th May 2025

7. Planning Applications

To consider planning applications received from Maldon District Council. 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).

7.1 Application No: 25/00466/HOUSE PP-13882081

Proposal: Part two-storey, part single-storey side/rear extension

Location: Mount Ash 1 Mell Road Tollesbury

7.2 To consider any other planning applications from Maldon District Council received after publication of the agenda

8. Planning Decisions

8.1 25/00276/FUL - Wealden House 42 Wycke Lane – Approved

8.2 25/00394/TCA - Tollesbury Hall 15 Church Street - Approved

9. Finance

9.1 To receive and approve the Monthly Financial Report as of 31st May 2025

9.2 To receive the schedule of funds transferred within the Council's banking arrangements

9.3 To approve payments

10. Recreation Ground

10.1 To receive a verbal report from the Recreation Ground Committee

10.2 To receive the Monthly Inspection Report

11. Environment & Amenity (Allotments, Burial Ground, Hasler Green, Woodrolfe Green, Streetlight, Dog/Litter Bins, Highways, Footpaths)

11.1 To receive a verbal report from the Environment & Amenity Committee

11.2 To consider the proposed amendments to the Cemetery Regulations

11.3 To consider the proposal from the Finance and Policy Committee to accept the quotation from Bonz Cairey Ltd for works required at the Allotments

11.4 To ratify the decision made at the meeting on 20th May 2025 for the expenditure of £1,104 + VAT for the upgrade to the distribution board and the installation of lights at the bus shelter.

12. Woodrolfe Hard

To receive a verbal report from the Woodrolfe Hard Committee

13. Woodup Pool

13.1 To receive a verbal report from the Woodup Pool Committee

13.2 To receive an update from the Chair regarding the land registry of Woodup Pool

14. Police Reports

To receive the Police Reports (confidential) and discuss policing matters within the village to report back to Essex Police

15. Maldon District Council Community Engagement Team (CET)

To receive the CET Report for May 2025

16. Administration

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

17. Community Matters

To receive information only or note future agenda items

18. Dates of the Next Meetings

Full Council Meeting

Tuesday 1st July 2025 – 7.30pm – Pavilion

Committee Meetings

Recreation Ground Committee – 4th June 2025 – 7.15pm – Pavilion

Woodrolfe Hard Committee – 18th August 2025 – 7pm – Pavilion

Environment & Amenity Committee – 27th August 2025 - 7pm – Pavilion

Woodup Pool Committee – 8th September 2025 – 6.30pm – Woodup Pool

Finance & Policy Committee – 23rd September 2025 – 7pm – Pavilion

Personnel Committee – February 2026 – Date to be confirmed

If you would like an item on the agenda at any Parish Council or Committee Meeting, please submit your request in writing to the Parish Clerk at least a week before the meeting.

Clerk: Michelle Curtis

Address: PO Box 13205, Maldon, Essex CM9 9FU

Telephone: 01621 869039 **Email:** clerk@tollesburyparishcouncil.gov.uk

Tollesbury Parish Assembly 23rd May 2024 – Emma Stephens

INTRODUCTION

- ❖ Name
- ❖ Elected Maldon District Councillor for Tollesbury Ward
- ❖ I’m joined by Cllr Maddie Thompson, elected Maldon District Councillor for Tolleshunt D’Arcy Ward
- ❖ My ward is roughly everything east of the Square; Maddie’s includes the rest of Tollesbury
- ❖ But what we’ll speak about tonight is common to all of Tollesbury
- ❖ So again, I’m Emma Stephens, and I’m going to cover:

Table of Contents

1	MALDON DISTRICT COUNCIL’S FINANCES.....	1
2	BINS	2
3	PLANNING.....	2
4	HOUSING	3
5	HEALTH and WELLBEING IN OUR DISTRICT	4
6	TOLLESBURY BUSES.....	5

1 MALDON DISTRICT COUNCIL’S FINANCES

- The outlook is positive
 1. We have a balanced budget
 2. **ie** We have enough money to pay for the services we expect to deliver
 3. We have no debt, and good reserves
 4. In last 2 years, that’s enabled the council to invest more in our assets than over the previous 12 years
 5. We recently procured a new contract for Maldon and Burnham’s Leisure Centres – which will bring in significant income for the District over the long term
- Until last year, Maldon District Council had an unusual staffing structure
- Led by three executives
- Members voted last year to replace that structure by one Chief Exec position
- And Doug Wilkinson took up the role just before Christmas
- Doug is now organising a staff restructure to save more money and to better serve residents

WHAT SERVICES DOES THE DISTRICT COUNCIL DELIVER?

THE BIG THREE:

Bins, Planning, and Housing

2 BINS

Or should I say WASTE & RECYCLING

- The service that we all see the most of from MDC is waste collection
- We've listened to our residents and as part of re-budgeting for this year, we've reintroduced free green food bags
- This will help residents to work with us to continue delivering the highest recycling rates in Essex
- And to continue being one of the best councils in the country for our waste services
- A lot of people ask me when the trial of soft plastic recycling collections will be rolled out District-wide
- I can't give a date tonight sadly
- But I am expecting good news on that soon

3 PLANNING

- There's always more we can do to improve, and planning is a particular priority
- Planning teams throughout the country have suffered since Covid
- Many planning officers left the profession entirely
- Many more found that they could WFH in a rural area like ours – BUT – for a higher-paying London council
- So we lost people, and had to reduce to statutory planning services only – with no pre-application advice for small-scale building
- Our planning team is back to full strength now
- But faced by a sharp uptick in major planning apps since the Government's new housing targets began
- So officers are wary of restarting pre-apps, but I'm challenging on that because I know it's such a valuable service
- Now, I've just mentioned the new house-building targets, and the Government previously required us to build about 300 new homes p/a in Maldon District
- But that has now doubled

- This means the land we've earmarked for housing on our Strategic Sites around Maldon, Heybridge and Burnham will get used up faster, and won't last 5 years.
 - In other words, we no longer have a 5YHLS; we now only have 2.7 years
 - But this does not mean we must now approve all planning applications
 - Instead, we must apply what's known as the "tilted balance"
 - In other words the scales are tilted in favour of sustainable development – but not in favour of all development
 - It means some of our local policies – like local settlement boundaries – now carry less weight
 - And refusal is harder to justify
 - But if we can find evidence of significant harm from a development, then we still have grounds for refusal
 - Now, it's against the law for Maddie and me to decide how we're going to vote on a planning application until the vote itself, in the Council chamber, when we've heard the full debate
 - So by law, we can't give you our opinions on any planning applications
 - But we really welcome your thoughts, and we will consider them
 - I'll explain how you can contact us at the end
- #### 4 HOUSING
- So, closely related to planning what and where to build is social housing
 - This is my personal priority, and I chair the Strategic Housing Board
 - I've introduced a programme of bringing the local housing associations into the Board meetings
 - Partly to try and hold them to account
 - Partly to build relationships
 - As a result, Moat has now created a channel for councillors like Maddie and me to have direct access to their customer services
 - And this is really helping to resolve complicated issues
 - As well as social housing, the Council is responsible for helping people to avoid homelessness
 - And for finding housing for qualifying homeless people

Tollesbury Parish Assembly 23rd May 2024 – Emma Stephens

- There are many people in need in the District, including in Tollesbury, and their needs are often great, and complex
- I continue to support individuals who are homeless or at risk of becoming homeless...
- Helping them get the right support, and adding value to the services that officers provide

So that was the big three: waste, planning, and housing...

What else?

- Well, here are some examples:

5 HEALTH and WELLBEING IN OUR DISTRICT

- We have...
- Upgraded the children's play area at Prom Park
- Improved the BMX track
- Opened a new skatepark
- And installed a new pontoon in Burnham to replace the one destroyed in a storm

- We have a new partnership with the NHS, which is proving fruitful
- Together we're delivering health and well-being

activities, and disease prevention campaigns

- For example, did anyone here take part in Beat the Street?
- This was in Tollesbury and throughout the District
- > 5,000 residents participated, walking an impressive 38,000 miles

- We've also improved sporting activities, such as swimming sessions for children with SEND, we've provided new football and tennis equipment, and enabled after-school activity clubs
- That's through funds from Sports England, Active Essex, and Active Maldon

- We've provided £63K of Thriving Places funding to community groups across the District
- And we've supported community projects to help residents with mental health needs, reducing social isolation

- We've also really strengthened our relationship with the local NHS Care Board

Tollesbury Parish Assembly 23rd May 2024 – Emma Stephens

- You'll remember the NHS consultation on closing St Peter's hospital
- If you took part in the survey – or attended the public meeting that I hosted with the NHS here in Tollesbury – then thank you for doing that
- I also presented evidence at the official hearing about the impacts that closing St Peter's would have specifically on us, here in Tollesbury
- Our local NHS Care Board has now reviewed all that evidence
- And I'm delighted that they agreed at their Board Meeting this month to keep St Peter's Outpatients open for 5 more years
- While they source the capital for a new purpose-built health facility

6 TOLLESBURY BUSES

- So finally, I'm going to move on from the National Health Service to the Tollesbury bus service
- Very parochial, I know!
- I'm extremely grateful to our local bus companies for agreeing to meet me – and especially for being open-minded enough to implement changes I've suggested on behalf of residents
- Thank you also to the Parish Councillors who have spared time to attend these meetings – some moral support is always good!
- Now, the bus companies are not answerable to me, so I'm delighted that these discussions are proving fruitful
- Two outcomes so far are:
 1. Hedingham are now introducing the ability to pay school fares monthly – which I hope will help family budgets
 2. Hedingham are planning to make a change to improve road safety here in Tollesbury
- We've all seen buses reversing into and across the B1023 outside here...
- Manoeuvring around each other because there are too many buses here at once
- This is often because buses are parked while the driver is on their rest break
- - A legacy from when we had the bus depot
- But - Hedingham & Chambers have now drafted new timetables to move the drivers' rest breaks away from Tollesbury, to avoid

multiple buses waiting here at once

- The proposed timetables are now with ECC for review
- Essex will do a public consultation, so watch out for that
- And I hope that later this year, we'll no longer have multiple buses here at once, all manoeuvring around each other
- There's one other reason why bus drivers have to reverse here though
- And that is that people constantly park on the corners, especially outside Morrisons and Roebuck House, causing an obstruction

❖ **I'm going to leave you for now with an appeal, which is:**

❖ **Please don't park on the corners at the Square crossroads!**

I will cover how to contact me afterwards

But for now I'm going to hand you over to

Cllr Maddie Thompson

SPEAK TO US

Finally, if you want to speak to us you can come and find us tonight – or

Attend "**Meet your Councillor**":

- Lighthouse
- 1st Sat month, 11 – 12.30
- Drop in
- Next one is Sat 7th June

Or you can just Google our contact details

Tollesbury Parish Council
Agenda Item 8 - Planning Decisions

Agenda Item 8.1

25/00276/FUL Tollesbury East

Demolition of existing garage and re-construction of new garage (re-submission of previously approved application FUL/MAL/22/00378, dated 18th May 2022).

Wealden House 42 Wycke Lane Tollesbury Maldon
(UPRN - 100090566567)

Mr & Mrs Hyldager

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 approved plans as set out by the Decision Notice.

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/approved plans.

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.

4 CONDITION

The proposed garage and hobby room at ground floor and accommodation above hereby approved shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Wealden House, 42 Wycke Lane, Tollesbury. For the avoidance of doubt, the

accommodation shall not be let, managed, sold independently of the main dwelling.

REASON

To ensure that the development is carried out in accordance with the details as approved and to protect the residential amenity and character of the area in accordance with policy D1 of the approved 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 within the application (as originally submitted) and negotiating, with the Applicant/Agent, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Officer: Matt Bailey

Dated : 19/05/2025

Agenda Item 8.2

25/00394/TCA

Tollesbury West

T2 - Cypress - Crown lift to 6m. G1- Group of Cypress- Crown lift to 6m.

Tollesbury Hall 15 Church Street Tollesbury Maldon

(UPRN - 100090557575)

Mrs Sally Rigby

ALLOWED TO PROCEED

Officer: Charlie Mumford

Dated : 21/05/2025

**Tollesbury Parish Council
Full Council Meeting 3rd June 2024**

Finance and Policy Committee Proposals

Agenda Item 11.3

Allotments

As Councillors will be aware, work on the plot at the end of the Allotments requires work that includes the removal of an asbestos shed, clearing the site, cutting back all hedges, and levelling the plot.

Two quotations have been obtained. Getting a third quotation has been difficult due to the removal of asbestos.

The Finance & Policy Committee have reviewed the quotations, one from Bonz Cairey Ltd and the other from Hytec Construction.

The Finance & Policy Committee would like to propose to the Full Council that the quotation from Bonz Cairey Ltd, reference 1338, for £3,100 + VAT, be accepted to carry out the work at the Allotments.

Bonz Cairey Ltd have confirmed that Spindler Demolition will be carry out the removal and disposal of the asbestos. Spindler Demolition are fully licenced and insured to carry out the work and the correct paperwork can be presented if needed .

The Committee reviewed the funds available and would propose that the funds for this work be used from the following:

£2,900 - General Reserves

£200 – Amenities Allotments Budget