

MALDON DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



**Report for Tollesbury Parish Council meeting
on 5th August 2025 (report written 28th July 2025)
From Councillor Emma Stephens
Maldon District Councillor for Tollesbury (Independent)**



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As there is much to report this month, I am including a table of contents:

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Maldon District Council news

- ❖ **Planning committee meetings:** North Western Area 13Aug25, 10Sep25; District 3Sep25.
- ❖ **Local Development Plan (LDP)**
 - ❖ **Work continues on the next LDP**, and as part of that, Members been considering where to Allocate the District’s future strategic development sites. Seven options were originally suggested, with some being discounted by Council in 2023:
 - ❖ **Four options discounted in 2023:**
 - Continue to focus growth in Maldon, Heybridge and Burnham-on-Crouch
 - As above plus larger sustainable villages
 - “Pepper pot” growth across all the sustainable villages
 - Focus growth in the north of the district, linking to services and facilities in Tiptree, Witham, Maldon, Heybridge
 - ❖ **The remaining three options were then:**
 - Option 3 Maldon, Heybridge and Burnham plus all large villages
 - Option 5 New satellite settlement bolted onto one of the towns or larger villages and / or adjacent to the district boundary
 - Option 7 Southern growth along the railway line to Althorne, North Fambridge and Southminster

- ❖ **Impact of new Government targets:** As the Government has since increased national home-building targets, options 5 and 7 are now unlikely to deliver enough homes. If sites were to be Allocated in these locations but then fail to deliver enough homes, the tilted balance would apply. This would surely lead to us having to grant permissions elsewhere – not just on Allocated sites in options 5 and 7. Options 5 and 7 are not ruled out, but now seem less likely to succeed.
- ❖ **Option 3 for deeper analysis:** Therefore, at Council on 17th June 2025, members agreed to progress to deeper analysis of option 3: “Maldon, Heybridge and Burnham plus all large villages”. That includes Tollesbury. The analysis will include in-depth testing of sites that land-owners have put forward, looking at the infrastructure needed, and working with statutory providers such as the NHS, ECC Highways, and ECC Education.
- ❖ **Tollesbury land:** Through MDC’s Call for Sites, land-owners in Tollesbury have put forward enough “practical sites” for a further 663 homes. But it is important to note that – as described above – no sites have yet been Allocated, and much may change. For example:
 - A land-owner may decide not to sell after all, or developers may not come forward
 - The Council’s deeper analysis may find a site unsuitable, or that it would be suitable only with infrastructure investment, which may render it financially unviable
 - The Government’s targets could change again
- ❖ **“Where Quality of Life Matters” grant scheme for community projects of almost £1m**
 - Members have now agreed to establish the “Where Quality of Life Matters” grant.
 - The opening date is to be announced, but potential applicants can plan ahead by using the details in the 10th July agenda pack – at tinyurl.com/y7r7y7ry – particularly the Applicant Guidance on p44 and the Scoring Matrix on p50.
 - Parish Councils, small businesses, and local community and charitable organisations are all eligible to apply.
 - Eligible projects will be those that clearly align with and contribute to one or more of the following key areas, reflecting the Council’s Corporate Plan and the needs of our district:

- Supporting Our Communities	- Investing In Our District
- Growing Our Economy	- Protecting Our Environment
- ❖ **Public Space Protection Order (PSPO): dogs on leads**
 - The Council has agreed the terms of a new PSPO, and the measures below will apply on all land where the public has access unless stated otherwise. The order makes it a criminal offence not to:
 - Clear up a dog’s faeces (and being unaware, or not having the means to clear up are not reasonable excuses);
 - Put a dog on a lead if asked to do so by an authorised Officer;
 - Keep a dog on a lead in Maldon, Heybridge and Burnham cemeteries; and in certain parts of Promenade Park and Burnham-on-Crouch quayside;
 - Keep a dog out of a children’s play site, or any artificially surfaced, enclosed sports pitch, or enclosed bowling green.
 - There are exemptions for people with certain disabilities, and the full Order will be added to tinyurl.com/zf8yky3w.
- ❖ **Waste and recycling collection calendars**
 - These are now available at tinyurl.com/4mfcjfdp. If you or someone you know needs a paper copy, please email waste.services@maldon.gov.uk. I am also putting copies in cafes, halls, etc. The council no longer delivers printed calendars to every home.
- ❖ **Butt Lane car park toilets refurbishment**

- Improvements have included new flooring, new urinals, installation of floor drains, and redecoration of ceilings and doors.

❖ **Council achieves 'Working Well' accreditation at level 3**

- This demonstrates how the council has built, maintained and evidenced a robust wellbeing strategy and programme for staff. The accreditation is supported by external colleagues, and independently assessed.

Other news / updates

❖ **Green Space Games by Maldon District Community Voluntary Service:**

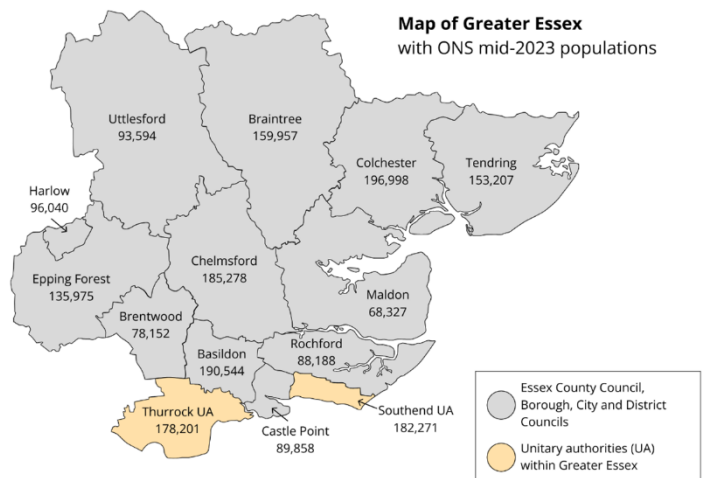
- Tue 29 Jul 1-3pm ○ Thu 7 Aug 10-12am
- Mon 11 Aug 10-12am ○ Fri 22 Aug 1-3pm

All free, all at Tollesbury Recreation Ground, for accompanied children aged 3 to 11.
Bookings at tinyurl.com/msw5jymz.

❖ **Local Government Reorganisation**

- Apart from parish and town councils, Essex currently has 15 higher tier councils, as shown here.

- The Government requires these councils to be replaced within the next 3 years by new Unitary Authorities (UAs).
- The lower tier councils – ie town and parish – are not affected.
- The Government requires each UA to serve a population of ~500,000 people, and Essex has almost 2 million people.
- Different councils believe it will be best to have five, four or even only three Unitary Authorities



- Each of these groups is preparing a business case for its preferred model, as follows:

○ **Five Unitary Authority (5UA) Model:**

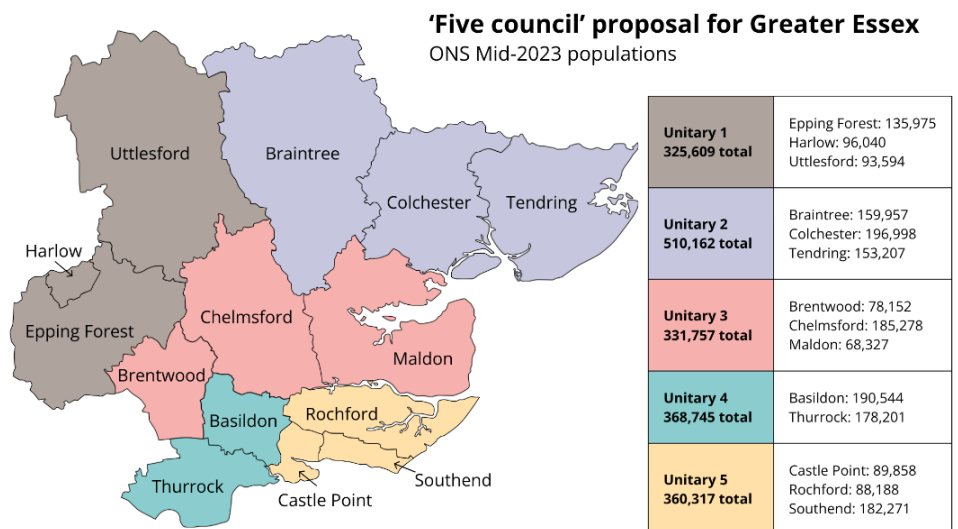
Who's proposing this? 8 councils, including MDC.

What's the status? A public survey has just closed, with results yet to be announced.

Over half of the chapters

in the business case have an initial draft, and the complete business case is on track for 1st September (subject to change).

Which UAs would there be? As shown above.



- **Four Unitary Authority (4UA) Model:**

Who's proposing this? Thurrock Council.

What's the status? Thurrock has announced they will submit a business case for a 4UA model.

Which UAs would there be? To be announced.

- **Three Unitary Authority (3UA) Model:**

Who's proposing this?

Essex County Council and other partners.

What's the status?

This proposal has just been announced and will be published in full later this summer.

Which UAs would there be? As shown opposite.



- **Which model will be selected?** The Government will consider all the proposals before deciding whose will go forward to public consultation.

❖ **Waste and recycling point, Woodrolfe Road car park**

- **The Salvation Army clothes bank** has become full before the SA has emptied it on three occasions recently. People have sometimes then fly-tipped clothing beside the bin. Such litter then gets wet, and the SA can't use it. The SA advise that they empty the bin every Saturday, and can consider more frequent visits if required.
- **The glass bin and the cans bin** often have recycle fly-tipped beside them, possibly because people don't expect to segregate these items, and because there is no paper / card collection point here. These are operated by Green Recycling, who don't offer mixed recycling at "bring" sites; that is a house-to-house collection service by Suez.
- **The general waste bin** has also attracted fly-tipping, usually where someone has tried to add a bagful to an already half-full bin.
- I can take these matters further if required, but would need the Parish Council's input first, as this is on PC land.

❖ **Primary healthcare facilities delay**

- The Leader of the Council, Cllr Richard Siddall has written to the Rt Hon Wes Streeting MP, Secretary of State for Health and Social Care, about delays in building new primary healthcare facilities in the District:



SOS_Letter___Rt_Hon
._Mr_Wes_Streeting_M

❖ **St Peter's Hospital**

- As widely expected, NHS Mid and South Essex Integrated Care Board (ICB) formally decided at their board meeting on 17th July to:
 - Retain **community outpatient and ambulatory care services** at St Peter's for up to five years while working to develop a new local health hub, which may be on part of the existing site.
 - Introduce a split-site **stroke rehabilitation model** in Rochford and Brentwood, and not reinstate this service at St Peter's.

- Continue housing the freestanding **midwife-led birthing unit** in Braintree, and not reinstate this service at St Peter's, although antenatal and postnatal outpatient care remain here.

❖ **Citizens Advice**

- The CA have released their annual Key Statistics for their support to residents in the District and in each Ward:



Kay Stats Jun25
Maldon District.pdf



Kay Stats Jun25
Tollesbury.pdf

❖ **Bus safety at the Square:**

- ECC have still not responded to proposals submitted by Hedingham and Chambers in February for new Tollesbury timetables.
- The application to SEPP for parking restrictions near the bus shelter is now ready for TPC signoff.

❖ **Anglian Water:**

- Have repaired the broken and leaking main sewage pipe leading into the Tollesbury Water Reclamation Centre (TWRC), following my questions to AW at MDC's 19th June Overview & Scrutiny meeting.
- Other matters that I raised are below, and I will provide updates when the minutes are published:
 - A recent leak within the TWRC, leading to a spill into the Site of Special Scientific Interest
 - Capacity of the TWRC in relation to new houses
 - eColi levels near the TWRC combined sewage outflow pipe

❖ **Maldon police station front desk closure:**

- Essex Police have closed their front desk at Maldon police station, from Friday 11 July, along with front desks in Basildon, Braintree, Clacton, Harlow and Saffron Walden.
- Front desks in Chelmsford, Colchester, Grays and Southend remain open.
- The Police state that this is because fewer than 3% of all enquiries at front desks were for reporting crime or giving information about suspected criminal activity.

❖ **A12 widening scheme cancellation**

- The Leader of the Council, Cllr Richard Siddall, is among signatories to a letter from seven Essex councils and the Chair of Transport East to the Secretary of State for Transport, following the Government's decision to cancel the A12 widening scheme. The letter sets out the councils' concerns about the decision, including those relating to Maldon on p3, and requests a meeting.



A12_widening_joint_letter_.pdf

Tollesbury Parish Council
Agenda Item 7 - Planning Decisions

Agenda Item 7.1

25/00466/HOUSE **Tollesbury East**
Part two storey, part single storey side/rear extension
Mount Ash 1 Mell Road Tollesbury Maldon
(UPRN - 100090562024)
Mr John Barticel

REFUSE for the following reasons:-

1. The proposed development, by reason of its siting, bulk and design would result in an overly dominant feature within a highly prominent position in the street scene to the detriment of the character and appearance of the site and the surrounding area. In addition, the size and scale of development, together with the provision of insufficient external amenity space and insufficient parking provision, results in the overdevelopment of the site. The proposal is contrary to policies D1 and H4 of the approved Local Development Plan, the Maldon District Design Guide and the National Planning Policy Framework.
2. The proposed development by reason of its insufficient car parking provision, due to the increased number of bedrooms, would be harmful to the site and surrounding streets in terms of highway safety due to an increase in vehicles parking at the roadside, resulting in further congestion and reducing visibility for motorists, cyclists and pedestrians. The proposal is contrary to Policies D1 and T2 of the Local Development Plan and the Maldon District Vehicle Parking Standards SPD and 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 identifying matters of concern with the proposal and discussing with the Applicant/Agent. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

Officer: Charlie Mumford
Dated : 11/07/2025

Agenda Item 7.2

25/00508/HOUSE Tollesbury

Replacement of conservatory with single storey rear extension
Guisnes Lodge Back Road Tolleshunt D'Arcy Maldon
(UPRN - 100091257443)
Mrs G Caprioli-Blake

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 and D3 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 Page 2 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: Matt Bailey
Dated : 21/07/2025

TAILLER CHARITY – BRIEFING FOR TOLLESBURY PARISH COUNCIL

INTRODUCTION

In October 2023 Councillors received an update on the work of Tailler Charity when they noted the intention for Gemma Snow to attend meetings of the Trustees of Tailler Charity as a ‘shadow’ trustee.

See Background note attached, for ease of reference and for the benefit of new Councillors.

Cllr Clare is the TPC’s representative Trustee.

UPDATE

Long-standing Trustee (and Chair) Jeremy Heigham has written to tender his resignation upon his retirement, with effect from September 2025.

Gemma Snow has completed 18 months as a ‘shadow’ during which period she has made a significant contribution. It has proved invaluable to have her professional ability and experience available when Trustees have considered casework. She is now ready to become a Trustee in her own right.

Two further residents have expressed their willingness to become ‘shadow’ Trustees. One is not yet available owing to family commitments, but the other – Dr Vivien St Joseph – is ready to serve. Dr St Joseph is a GP with considerable expertise and relevant knowledge.

Experience of the ‘shadow’ approach to succession planning has been positive. The sensitive nature of the casework makes it desirable to develop potential Trustees over a period.

As is customary, Trustees will elect a new Chair at their next meeting.

RECOMMENDATIONS TO COUNCILLORS

1. Note the Update and the intention for Dr St Joseph to serve as a ‘shadow’ Trustee.
2. Acknowledge the distinguished service of Jeremy Heigham both as a Trustee and as Chair of the charity and extend written thanks to him in a letter from the Chair of TPC.
3. Approve the appointment of Gemma Snow as a Trustee, with effect from September 2025.

Cllr Clare - July 2025

BACKGROUND

Originally Noted by Councillors in October 2023

TAILLER CHARITY – BRIEFING

INTRODUCTION

This briefing is intended to update Parish Councillors, and to inform those who joined recently.

Tailler Charity (officially '*Robert Tailler (or Taylor)*') – 'the Charity' – is registered with the Charity Commission (Charity Number 211742).

BACKGROUND

The original legacy arose in the Will of Robert Tailler, dated 8 February 1652. The background is that Robert Tailler, a resident of Tolleshunt Knights, often rode his horse through Tolleshunt D'Arcy and Tollesbury. Only in Tollesbury, he wrote, did people smile at him.

The 'Charitable Objects' stem from that date – namely, 'General Benefit of the Poor', restricted to the Parish of Tollesbury. The Charity was registered under contemporary legislation on 2 November 1962.

The income comes from the rent of two fields in Tolleshunt Knights, plus a wayleave rental and public donations. Since 2018/9 the Charity has been registered for Gift Aid.

ACCOUNTS AND RESPONSIBILITY

The accounts have been lodged on time, and the Charity Commission website confirms that Charity reporting is up to date. Trustees oversee the upkeep of the two fields and monitor the performance of the tenant.

As a result of recent initiatives by Trustees, the two fields are now formally recorded with HM Land Registry.

The Charity pays for insurance to cover Third Party liabilities.

OPERATIONAL SUMMARY

The Charity's operational activities were minimal in 2018 and 2019.

However, since early 2020 – through a combination of the pandemic and cost of living issues – demand has increased substantially. Over the past four years, the Charity has disbursed a total of £18k to a wide variety of recipients in the village. In the same period, the Charity has raised £21k.

The current credit balance is sufficient for predicted needs. The Charity is very grateful to several residents who have been generous with donations, which have helped to keep pace with expenditure.

All transactions are strictly private and in-confidence. Calls for help are being received regularly and the forthcoming winter is forecast to be additionally challenging for residents.

GOVERNANCE

Under the governing document, the Charity has four Trustees, appointed by Tollesbury Parish Council. The Charity operates independently of the Parish Council, but one Trustee is a Parish Councillor. The Parish Clerk acts as Charity Secretary.

Current Trustees are *Jeremy Heigham (Chair), Harry Nixon, Isabel Adcock and Roy Clare*. Anticipating likely retirements of Trustees over the next few years, the Charity is supporting an orderly, gradual succession through professional dialogue with a small number of residents – people who have already been helpful to confidential casework, and who have relevant knowledge and experience.

By shadowing aspects of the work of the Charity, they gain insight and can apply to become candidates for trusteeship in due course. But each is aware that there is no preferment; as and when a vacancy arises, the Parish Council conducts an open recruitment process and makes appointments.

CONCLUSION

Trustees are happy to respond to queries from the Parish Council about the work of Tailler Charity.

END

Community Engagement Tollesbury

[View in Power BI](#) ↗





TOLLESBURY
PARISH
COUNCIL

Other Patrols

Tollesbury Parish Council

Filter Date

01/06/2025



30/06/2025



Hours Patrolled

3.00

Sites Visited

Site	Occurence
On-Street	2
Recreation Ground	3
Sea Wall	2
Woodup Pool	3
Total	10

Number of Patrols

3

FPN's Issued

0

VMO's

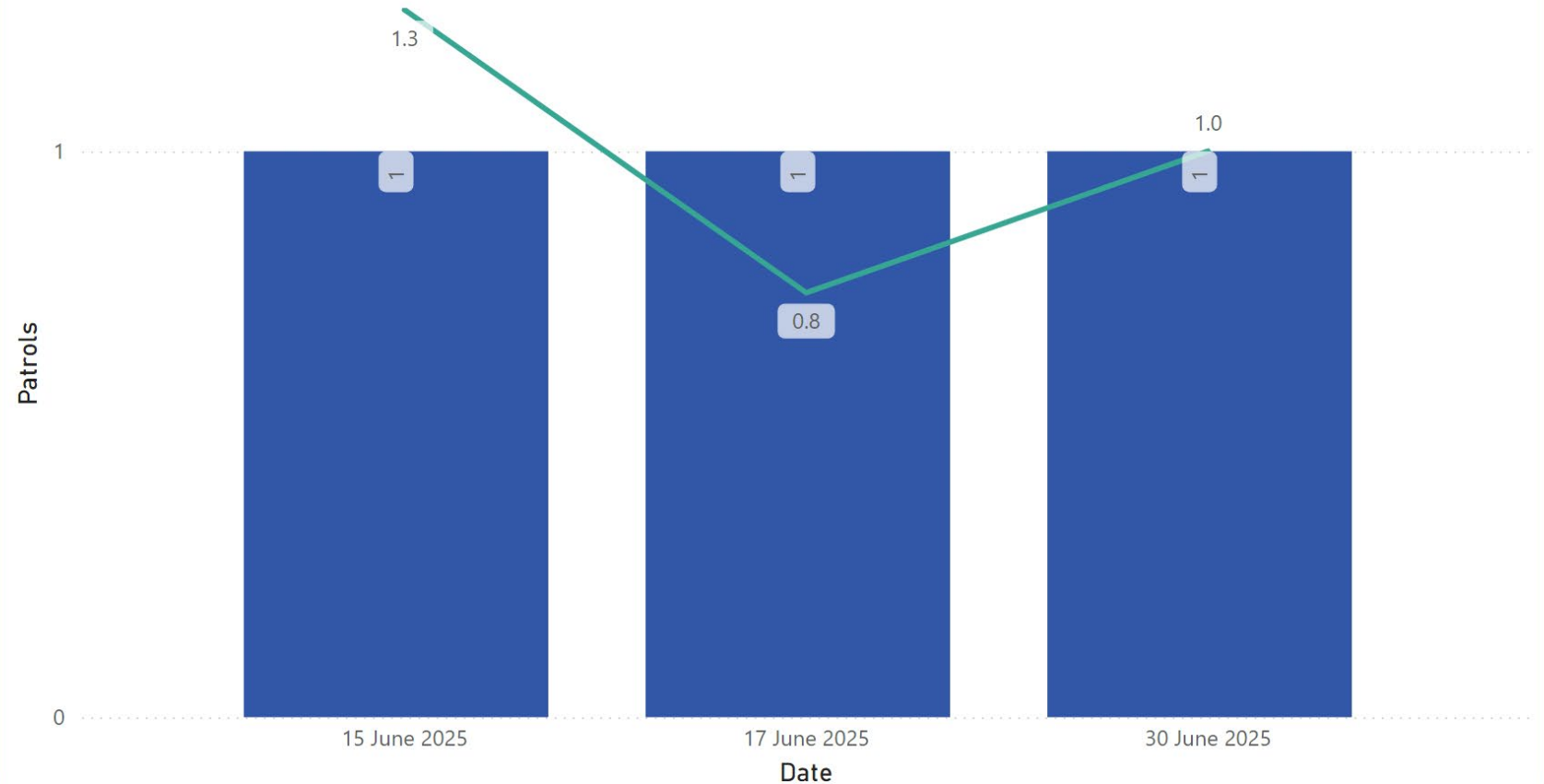
3

PCN's Issued

1

Patrol Time

PM Hours Patrolled





Speed Patrol Detail

Dates filter effects this visual

Summary of patrol	Start	Date	Duration of patrol (mins)
Patrol of all Tollesbury sites including on street checks. No fouling on rec ground, dog fouling on Station Rd	12:00 PM	15 June 2025	75
Patrol of all Tollesbury sites; signs of recent dog fouling on Station Rd	05:30 PM	17 June 2025	45
Patrol of village, check of saltpool car parking and patrol of recreation ground. All ok nothing to report.	02:20 PM	30 June 2025	60