

**Report for Tollesbury Parish Council meeting  
on 5<sup>th</sup> May 2026** (report written 27<sup>th</sup> April 2026)

**From Councillor Emma Stephens  
Maldon District Councillor for Tollesbury (Independent)**



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**MALDON DISTRICT  
COUNCIL**

Princes Road  
Maldon  
Essex CM9 5DL

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**1. PLANNING**

Next planning committee meetings: [North Western Area](#) 20May26, 17Jun26; [District](#) 10Jun26, 25Jun26.

**2. MALDON DISTRICT COUNCIL NEWS**

❖ **New MDC structure:** The “Transforming Together” programme is now complete and the new staff structure is now live. Staff provided extensive feedback on what MDC needs to be fit for the future, which led to a reduction in some layers of management and the number of senior managers being reduced. MDC has also invested in 19 new roles to fill gaps identified in the structure.

❖ **Political make-up of Council:** The 31 elected Members comprise:

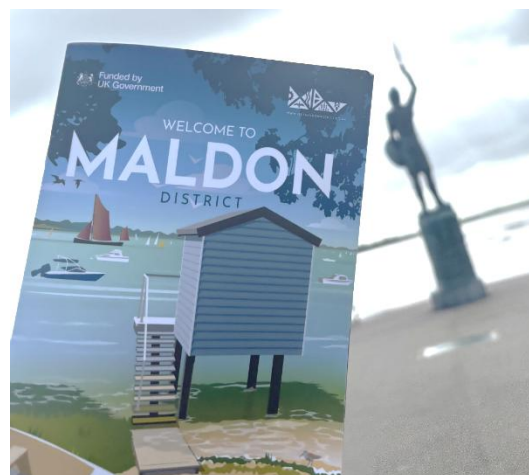
- Conservative Group: 9
- The Liberal Democrat Group: 7
- The Maldon District Independent Group: 5
- The District Support Group: 4
- Reform UK: 2
- Non-aligned: 4

❖ **Maldon District Council Leads Essex in Recycling Rates:**

MDC is the top performer in Essex in the latest recycling league tables of all 321 local authorities across England in 2024/25. Maldon District recycling rate is 57.8%, putting us among the top 6% of councils nationally for recycling rates, reflecting the strong commitment to sustainability and environmental responsibility of the council, its residents, and the waste contractor, Suez. The league table is at [tinyurl.com/57c35zyn](https://tinyurl.com/57c35zyn).



❖ **The new Welcome to Maldon District Guide 2026** has arrived! These will support visitor welcome activities, helping to showcase the district, highlight key attractions, and provide useful information for residents and visitors. MDC will share these across a range of locations and events over the coming months.



❖ **Homes for Ukraine:** MDC continues to support Homes for Ukraine. In partnership with Maldon District Community Voluntary Service, MDC recently ran an Easter Event for Ukrainian families at the Maldon United Reformed Church. This was an opportunity for people to come together for food and crafts, and for the traditional Ukrainian blessing. It was exceptionally well attended, with over 100 guests, including many children and multi-generational families, and families from across Essex and London. It included a children’s Easter egg painting workshop and the traditional blessing of Easter baskets led by Father Mykola.



❖ **Prom Park Skateboard Park** is now open, and new seating is complete:



### 3. Local Government Reorganisation and Devolution timetable for Essex

7 <sup>th</sup> May 2026	Essex County Council elections as normal, albeit postponed from May’25, and for only 2 years
May 2027	Elections for 5 new unitary councils. These new councils will work as “shadow” authorities for their first year, not running services but agreeing budgets, policies, and governance arrangements, and ensuring everything is ready for the transfer of services from 1 April 2028. Existing District councillors are asked to stay in post for this extra year.
1 <sup>st</sup> Apr 2028	5 new unitary councils take over: 15 old councils cease, including Maldon District Council and Essex County Council. The new councils will begin to align services, systems and ways of working. This won’t happen all at once. Instead, they will introduce changes gradually over time.
May 2028	Election for Essex Mayor, to head the new “Mayoral Combined Authority” which will take on powers devolved from Government.

❖ **Parish and town councils are not changing.**

❖ **Essex County Council has confirmed that it is not pursuing a legal challenge against the Government’s decision to opt for 5 unitary authorities.** The ECC Cabinet has been clear that, while legal advice has been considered as part of understanding risk and responsibility, the focus is on working collaboratively across the Greater Essex system to implement the decision Government has made.

**Tollesbury Parish Council**  
**Agenda Item 5 - Planning Decisions**

**Agenda Item 5.1**

**25/01116/HOUSE Tollesbury East**

Single storey rear and side extension. Roof extension on both side elevations, including raising the ridge height over existing garage, addition of dormer to the front, dormer and balcony to the rear. Alterations to fenestration.

Little Woodrolfe 13 Woodrolfe Farm Lane Tollesbury Maldon  
(UPRN - 100090566402)

Mr K Russell

**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) of the Town and Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the approved plans as stated on 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/plans hereby approved.

**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 and the Maldon District Design Guide.

**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: Charlie Mumford  
Dated : 13/04/2026

## **Agenda Item 5.2**

### **25/00889/HOUSE                      Tollesbury West**

Demolition of single storey rear extension and to be replaced with part single, part two storey extension with the addition of window on the first floor side elevation.

13 North Road Tollesbury Maldon Essex  
(UPRN - 100090562885)  
Mr Philip Cairey

**REFUSE** for the following reason:-

The proposed development, by reason of its scale and two-storey rearward projection in close proximity to a neighbouring property, would result in an obtrusive and unduly dominating impact and enclosing effect on the amenities of the neighbouring property to the north leading to a loss of light and overshadowing impact. Furthermore, the inclusion of a first floor windows in the side elevation of the extension would result in perceived and actual overlooking and a loss of privacy impact upon the amenities of the neighbouring property to the north. The proposal is therefore contrary to policy D1 of the adopted Maldon District Local Development Plan (2017).

### **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 whether there is a way forward to seek a revision to the proposal.

Officer: Jonathan Ashworth  
Dated : 10/04/2026