



TOLLESHUNT D'ARCY PARISH COUNCIL



Notice is hereby given that the meeting of Tolleshunt D'Arcy Parish Council will be held on Tuesday 27th May 2025 in the Village Hall, Tollesbury Road, Tolleshunt D'Arcy 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

21st May 2025

Councillors: J Smith (Chair), J Denney, R Evans, I Ewing, M Henderson,
W Middleton, G Munson

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. **County and District Councillors**
To receive information from County and District Councillors
4. **Public Forum**
Public participation - Residents wishing to raise a matter in the public forum should inform the Parish Clerk of the topic by noon the previous working day. A maximum time of 15 minutes will be allowed.
5. **Parish Working Group**
To receive a verbal update from the Parish Working Group.
6. **Minutes**
To receive and approve the minutes of the Parish Council Meeting held on 13th May 2025

7. Planning Applications

Applications are circulated to all Councillors with the agenda, for study before the meeting. Planning documents are also available for everyone to view on the Maldon District Council website (www.maldon.gov.uk).

7.1 Application No: 25/00381/OUT PP-13872808

Proposal: Outline planning application, with all matters reserved except access for up to 159 residential dwellings (Use Class C3), a road link connecting West Street to North Road, ancillary infrastructure, public open space, play space, suitable alternative natural greenspace (SANG) and sustainable drainage
Location: Land North Of West Street, Tollesbury

7.2 To consider any other planning applications received from Maldon District Council

8. Planning Decisions

To receive notification from Maldon District Council of Planning Decision

8.1 25/00179/TCA - Darcy House 1 South Street - Approved

9. Planning Appeal Decisions

To receive notification of Planning Appeal Decisions

9.1 Appeal Ref: APP/X1545/W/24/3351088

Planning Application: FUL/MAL/24/00101

Location: Venn Farm, Tudwick Road, Tolleshunt D'arcy
Appeal Dismissed

10. Internal Audit

10.1 To receive the Internal Auditor's Report

10.2 To carry out a review of the Effectiveness of Internal Audit

11. Accounts 2024/25

To approve the accounts and AGAR for 2024/25

12. Finance

12.1 To receive and approve the Monthly Financial Report as at 30th April 2025

12.2 To receive and approve payments

13. Training

To consider any requests for training.

14. Maypole

To consider the quotations for repair works to the Maypole

15. Recreation Ground

15.1 To consider the quotation to repaint the football goal posts

15.2 To discuss play equipment inspections

15.3 To discuss the future of the outdoor gym

- 16. Tree Survey**
To consider the quotation to have a tree survey carried out at the Recreation Ground and the Burial Ground
- 17. Dog Bin – Harvesters**
To consider the request from a resident to relocate the dog bin at the Harvesters
- 18. Police**
To receive the Police Reports (confidential)
- 19. Community Engagement Officers**
To receive the CET Report for April 2025
- 20. Administration**
To receive information from the Clerk – update on current and ongoing matters
- 21. Representative Reports**
To receive a verbal update from Parish Council Representatives
 - 21.1** Burial Ground – Cllr Henderson
 - 21.2** Recreation Ground/Pavilion – Cllr Middleton
 - 21.3** Public Rights of Way – Cllr Henderson
 - 21.4** Road Safety/Highways – Cllr Denney
 - 21.5** Village Hall Working Group – Cllr Evans
 - 21.6** Defibrillators – Cllr Middleton
- 22. Community Matters**
To receive information only or note future agenda items
- 23. Dates of the Next Meeting**
Tuesday 24th June 2025 – 7.30 pm

Chairman: John Smith - 07505 008891

Clerk: Michelle Curtis

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

Tel: 07483 325853 **Email:** clerk@tolleshuntarcyparishcouncil.gov.uk

Website: www.tolleshuntarcyparishcouncil.gov.uk

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 09 May 2025



25/00179/TCA Tolleshunt D'Arcy

T1 - Holly Tree - Crown reduction and lateral reduction (from nearby buildings) by 1m, T2 - Magnolia Tree - Lateral reduction (from nearby buildings) by 1m, T3 - Beech Tree - Fell, T4 - Cherry Tree - Fell, T5 - Apple Tree - Fell , T6 - Large shrubs - Reduce by 1m.

Darcy House 1 South Street Tolleshunt D'Arcy Maldon
(UPRN - 100090564065)
Mrs Laura Brown

ALLOWED TO PROCEED

Officer: Hayley Sadler
Dated : 07/05/2025

Appeal Decision

Site visit made on 1 April 2025

by **P Terceiro BSc MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 23 April 2025

Appeal Ref: APP/X1545/W/24/3351088

Venn Farm, Tudwick Road, Tolleshunt D'arcy, Essex CO5 0SD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Brian Griffiths (bgdesigns) against the decision of Maldon District Council.
 - The application Ref is FUL/MAL/24/00101.
 - The development proposed is a 2 bedroom chalet bungalow
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. I have used the site address provided within the application form in the banner heading above.
3. The National Planning Policy Framework (the Framework) was updated on 12 December 2024. However, the sections pertinent to this appeal have not changed to such an extent as to affect the matters raised by the main parties. It has not therefore been necessary to seek their views, and the revised version has been taken into account in this decision.

Main Issues

4. The main issues are:
 - whether the proposal would be in a suitable location for housing, having regard to the development strategy for the area and access to services and facilities; and
 - the effect of the proposed development on the character and appearance of the area.

Reasons

Suitability of location

5. The appeal site lies within the countryside for the purposes of planning policy. Policy S8 of the Maldon District Approved Local Development Plan 2014 – 2029 (2017) (the LDP) sets out the settlement hierarchy for the District. Sustainable development within defined settlement boundaries is supported. Outside settlement boundaries development is restricted to a number of categories and it includes, at m), development which complies with other policies of the LDP.

6. LDP Policy T2 states that development proposals should, where relevant to the development involved, provide safe and direct walking and cycling routes to nearby services, facilities and public transport where appropriate.
7. The appeal site is removed from the nearest settlements, and I have not been made aware of any public transport options close to the appeal site, with the nearest bus stop being located at approximately 1.5km from the site.
8. Tudwick Road is a relatively narrow lane subject to the national speed limit. It does not have a separate footpath, nor street lighting. While there is a Public Right of Way nearby leading to Tiptree, a larger village which contains services, facilities and employment opportunities, this would be reached via Tudwick Road and users would have to travel across a number of agricultural fields to reach Tiptree.
9. Given the character and nature of the pedestrian routes, it is unlikely that walking to services and facilities would be a realistic option for future occupants of the proposal, particularly during the winter months, due to the weather and shorter days. Although the dwelling would be provided with cycle storage, cycling from the appeal site would likely be restricted to confident adults used to rural roads. As such, it is unlikely that future residents would walk or cycle as a matter of routine.
10. While the site is not isolated given the presence of existing dwellings nearby, future residents would likely rely on the private car to access regular requirements such as schools, employment or shops due to the absence of public transport options and of attractive walking and cycling routes in the vicinity. Consequently, the likelihood of journeys using sustainable modes of transport would be significantly reduced. The journey to the nearest settlement by road would be relatively short but nevertheless this would not make the proposal acceptable.
11. Consequently, the proposal would not be in a suitable location for housing, having regard to the development strategy for the area and access to services and facilities. The proposal would conflict with LDP Policies S1, S8 and T2. These policies seek, amongst other things, to deliver housing growth in the most sustainable locations, minimise the need to travel and where travel is necessary, and prioritise sustainable modes of transport.

Character and appearance

12. The site is part of a large open field at Venn Farm and is adjacent to the driveway that serves the farm. The site is set behind a grass verge and its front boundary is marked by post and rail fencing and a tree. Together with surrounding agricultural land, the site contributes to the verdant, open and rural character and appearance of the countryside in this area.
13. The site bookends a small ribbon of development along Tudwick Road. The pattern of development in the road is informal and generally characterised by detached bungalows and chalet bungalows of different designs which are accommodated in plots of varying sizes and shapes.
14. The proposal would alter the site from an open field to a residential plot, thereby urbanising the site and changing its character to residential. However, the proposal would effectively form a continuation of the existing ribbon of development along this side of Tudwick Road. Given the varied plots in the vicinity, the proposed plot would not appear at odds with the surrounding pattern of development.

15. Access into the dwelling would be gained from the existing driveway serving Venn Farm, which would reduce the amount of hardstanding associated with the proposed development. The proposed block plan shows the areas of hardstanding within the plot would be modest and restricted to the space associated with parking and turning purposes.
16. The dwelling would have suitable space towards the plot's boundaries and its form, height and overall scale would therefore sit comfortably within its context. The design of the dwelling would contribute to the variety within the street scene in a positive manner. Given these factors, while visible from public vantage points, the development would assimilate well with its surroundings and would essentially be appreciated as a logical rounding off to the ribbon of development. As such, the proposal would not be uncharacteristic of its receiving context, nor would it unduly intensify the urban appearance of the locale.
17. For these reasons, the proposal would not have a harmful effect on the character and appearance of the area, in accordance with LDP Policies S8, D1 and H4. Among other things, these policies support development that respects the character and local context, is design-led and seeks to optimise the use of land.

Planning Balance

18. The evidence indicates that the Council can demonstrate a 5 year supply of deliverable housing sites, which is not disputed by the appellant. Even so, the proposed development would contribute to the Council's housing stock and would meet the government's objective of boosting the supply of housing. The site is a small one, so it could be built out relatively quickly and the proposal would support the vitality of the rural community. However, given that the scheme is for one dwelling, these benefits attract limited weight in favour of the proposal and do not outweigh the harm that I have identified in terms of unsuitable location.

Conclusion

19. The proposal conflicts with the development plan and the material considerations do not indicate that the appeal should be decided other than in accordance with it. For the reasons given above the appeal should be dismissed.

P Terceiro

INSPECTOR

**Bank Reconciliation Statement as at 30/04/2025
for Cashbook 1 - Current Bank A/c**

<u>Bank Statement Account Name (s)</u>	<u>Statement Date</u>	<u>Page</u>	<u>Balances</u>
Unity Trust Bank	30/04/2025		40,009.99
Unity Trust Instant Access Acc	30/04/2025		23,918.22
			63,928.21
 <u>Unpresented Payments (Minus)</u>		<u>Amount</u>	
		0.00	
			0.00
			63,928.21
 <u>Unpresented Receipts (Plus)</u>			
		0.00	
			0.00
			63,928.21
		Balance per Cash Book is :-	63,928.21
		Difference is :-	0.00

Signatory 1:

Name Signed Date

Signatory 2:

Name Signed Date

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
320 EMR Elections	71.75		71.75
321 EMR Parish Improvements	2,905.78	2,000.00	4,905.78
322 EMR Recreation Ground	4,107.92	8,986.15	13,094.07
323 Unallocated	169.57		169.57
324 EMR Burial Ground	1,303.83		1,303.83
325 EMR Maypole	515.00		515.00
326 EMR Speed Reduction	4,500.00		4,500.00
	<u>13,573.85</u>	<u>10,986.15</u>	<u>24,560.00</u>

Detailed Receipts & Payments by Budget Heading 30/04/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>100 Income</u>							
1076 Precept	25,730	25,730	0			100.0%	
1090 Interest Received	0	400	400			0.0%	
Income :- Receipts	25,730	26,130	400			98.5%	0
Net Receipts	25,730	26,130	400				
<u>110 Administration</u>							
██████████	█	█	█		█	█	
██████████	█	█	█		█	█	
██████████	█	█	█		█	█	
4070 Payroll Processing	0	85	85		85	0.0%	
4080 Training	0	300	300		300	0.0%	
4090 Bank Charges	9	108	99		99	8.3%	
4100 Audit Fees	0	400	400		400	0.0%	
4120 Subscriptions & Memberships	758	1,100	342		342	68.9%	
4130 Insurance	0	2,000	2,000		2,000	0.0%	
4140 Stationery	0	20	20		20	0.0%	
4160 Telephone & Broadband	15	180	165		165	8.6%	
4170 Website	0	200	200		200	0.0%	
4180 Office Equipment	0	50	50		50	0.0%	
4190 Office Allowance	26	312	286		286	8.3%	
4200 Grants & Donations Paid	0	1,100	1,100		1,100	0.0%	
4230 CPOs	234	1,200	966		966	19.5%	
4500 Hall Hire	0	500	500		500	0.0%	
4990 Sundries	0	200	200		200	0.0%	
Administration :- Indirect Payments	2,170	17,100	14,930	0	14,930	12.7%	0
Net Payments	(2,170)	(17,100)	(14,930)				
<u>130 Amenities</u>							
4300 Defibrillator	0	400	400		400	0.0%	
4310 Grass/Hedge/Tree cutting	471	3,500	3,029		3,029	13.5%	
Amenities :- Indirect Payments	471	3,900	3,429	0	3,429	12.1%	0
Net Payments	(471)	(3,900)	(3,429)				
<u>135 Burial Ground</u>							
1350 Burial Ground Income	0	500	500			0.0%	
Burial Ground :- Receipts	0	500	500			0.0%	0

Detailed Receipts & Payments by Budget Heading 30/04/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4360 Water	0	120	120		120	0.0%	
4370 Maintenance	0	50	50		50	0.0%	
Burial Ground :- Indirect Payments	0	170	170	0	170	0.0%	0
Net Receipts over Payments	0	330	330				
<u>140 Pavilion</u>							
1550 Pavilion Rental Income	650	7,800	7,150			8.3%	
1560 Utilities Contribution	150	1,800	1,650			8.3%	
Pavilion :- Receipts	800	9,600	8,800			8.3%	0
4360 Water	0	240	240		240	0.0%	
4370 Maintenance	390	1,000	610		610	39.0%	
4400 Electricity	0	2,520	2,520		2,520	0.0%	
Pavilion :- Indirect Payments	390	3,760	3,370	0	3,370	10.4%	0
Net Receipts over Payments	410	5,840	5,430				
<u>145 Rec Ground</u>							
1450 Pitch Fees	25	200	175			12.5%	
Rec Ground :- Receipts	25	200	175			12.5%	0
4370 Maintenance	0	500	500		500	0.0%	
4550 Play Equipment	0	1,200	1,200		1,200	0.0%	
Rec Ground :- Indirect Payments	0	1,700	1,700	0	1,700	0.0%	0
Net Receipts over Payments	25	(1,500)	(1,525)				
<u>160 Projects</u>							
4620 Rec Ground	0	4,800	4,800		4,800	0.0%	
4670 Speed Reduction	0	5,000	5,000		5,000	0.0%	
Projects :- Indirect Payments	0	9,800	9,800	0	9,800	0.0%	0
Net Payments	0	(9,800)	(9,800)				
<u>999 VAT Data</u>							
115 VAT on Receipts	2,132	0	(2,132)			0.0%	
VAT Data :- Receipts	2,132	0	(2,132)				0
515 VAT on Payments	241	0	(241)		(241)	0.0%	
VAT Data :- Indirect Payments	241	0	(241)	0	(241)		0
Net Receipts over Payments	1,891	0	(1,891)				

Detailed Receipts & Payments by Budget Heading 30/04/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
Grand Totals:- Receipts	28,687	36,430	7,743			78.7%	
Payments	3,272	36,430	33,158	0	33,158	9.0%	
Net Receipts over Payments	<u>25,415</u>	<u>0</u>	<u>(25,415)</u>				
Movement to/(from) Gen Reserve	<u>25,415</u>	<u>0</u>	<u>(25,415)</u>				

Community Engagement Tolleshunt Darcy

[View in Power BI](#) ↗





Speed Enforcement

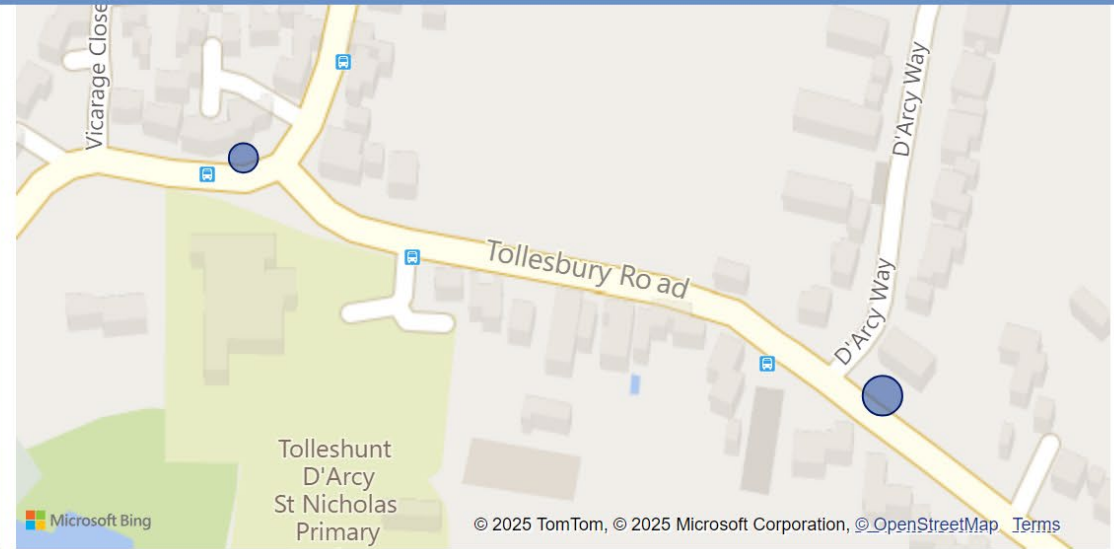
Tolleshunt D'arcy Parish Council

Filter Date

01/04/2025

26/04/2025

Patrol Location



Number of Patrols

3

Captures

25

Highest Speed Recorded

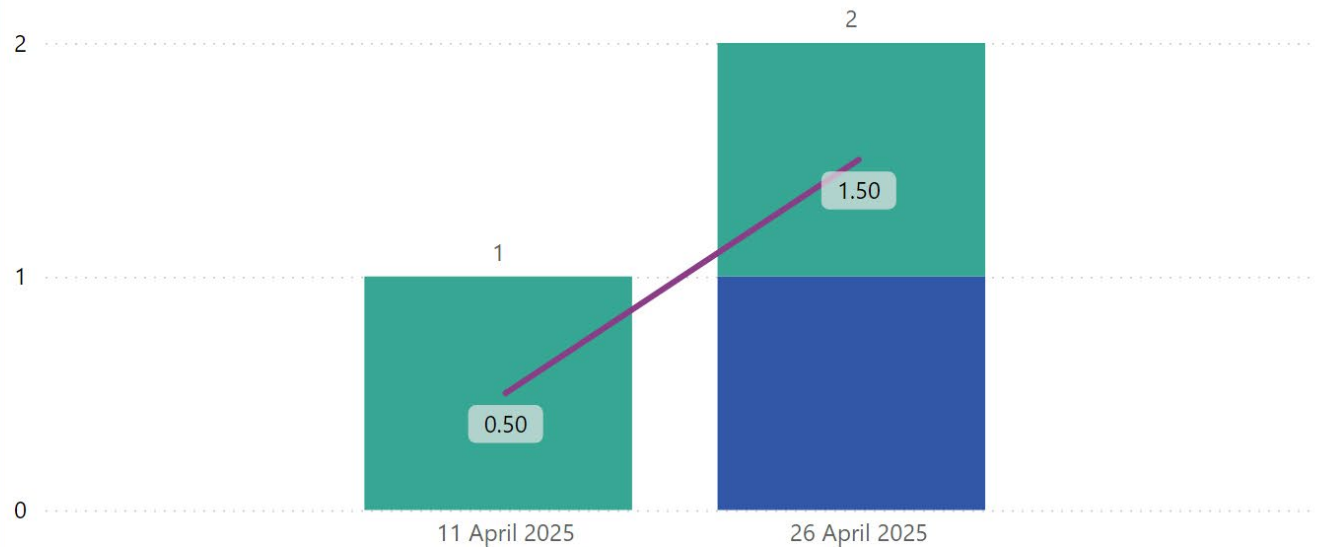
48

Speeds recorded in area

Site Name	Number of Patrols	Number of Captures	Highest Speed Recorded	Speed Limit
KELVEDON ROAD, NEAR J/W SOUTH STREET	1	3	48	40
TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	2	22	42	30
Total	3	25	48	

Dates of Visits and How Long

● AM ● PM ● Duration in Hours





Speed Enforcement

Tolleshunt D'arcy Parish Council

Speeds Patrol Detail

Date filters effect this visual

Site Code	Site Name	Start Time	Date	Duration (hh:mm)
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	12:20 PM	11 April 2025	0:30
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	12:15 PM	26 April 2025	0:45
T496/LCT228	KELVEDON ROAD, NEAR J/W SOUTH STREET	11:00 AM	26 April 2025	0:45