

MALDON DISTRICT COUNCIL

Princes Road, Maldon, Essex CM9 5DL
Telephone: 01621 854477

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION REFERENCE

25/00247/FUL

PROPOSAL

Proposed part change of use of ground floor from residential to expand existing shop via internal alterations

LOCATION

Darcy Stores 17 North Street Tolleshunt D'Arcy Maldon
(UPRN - 100090562931)

NAME OF APPLICANT:

Mr Selvaranjan Ganesu

NAME AND ADDRESS OF AGENT:

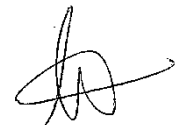
Mr Mike French
Glebe Cottage
Kelvedon Road
Little Braxted
Essex
CM8 3ES

DECISION DATE 16 June 2025

In pursuance of the powers exercised by them as Local Planning Authority this Council having considered your application to carry out the above development in accordance with the submitted plans referenced 1073/GAN/1, 1073/GAN/2a, do hereby give notice of their decision to:

GRANT PERMISSION

for the said development subject to compliance with the conditions appended to this Notice.



MATTHEW WINSLOW BSc. (Hons.) MSc. MRTPI
ASSISTANT DIRECTOR: PLANNING AND IMPLEMENTATION - SERVICE DELIVERY
IMPORTANT: PLEASE REFER TO THE NOTES ATTACHED TO THIS DOCUMENT

25/00247/FUL

Proposed part change of use of ground floor from residential to expand existing shop via internal alterations

Darcy Stores 17 North Street Tolleshunt D'Arcy Maldon

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 shown on the decision notice.

REASON

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

3 CONDITION

The ground floor retail use shall be used for only purposes within Class E (a) (Display or retail sale of goods, other than hot food) and for no other purpose (including any other Class E of the Town and Country Planning (Use Classes) Order 1987 as amended).

REASON

To control the nature of the use in the interest of residential amenity and to ensure it supports local needs.

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.

NOTES:

This Permissions and Other Approvals

THIS PLANNING PERMISSION DOES NOT NECESSARILY GIVE YOU ALL THE PERMISSIONS YOU NEED FOR YOUR PROPOSAL.

Other permissions may be required for the development and therefore you must check this before you start the development. It is your responsibility to obtain any other necessary approvals or permissions for the development.

This decision relates to your application for Planning Permission only and must be carried out fully in accordance with the details of the permission and any attached conditions. Failure to do so may result in the Local Planning Authority taking planning enforcement action.

Building Regulations

This Planning Permission does not give you approval under the Building Regulations. You must therefore ensure that you have any necessary approvals under the Building Regulations for the development hereby approved.

Your Right of Appeal

If you disagree with a decision of the Local Planning Authority to grant Planning Permission for the proposed development subject to conditions, you can appeal to the Secretary of State. If you want to appeal, you must do so within six months of the date of this notice, using a form that you can get from:

The Planning Inspectorate, Appeals Registry, Room 3/15A, Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

The Secretary of State can allow a longer period for giving notice of an appeal, but this will only be done where there are special circumstances that excuse the delay in giving notice beyond the six month period.

If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK.](#)

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development without the conditions it imposed, having regard to the relevant statutory provisions and any relevant directions. In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notice

If following a decision of the Local Planning Authority to grant permission to develop land subject to conditions, or a decision made by the Secretary of State, the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council a purchase notice requiring that the Council purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Access for the Disabled

Where this decision will result in the provision of a building or premises to which the public are admitted; or to an office, shop, or railway premises; or to colleges, schools or educational buildings, your attention is drawn to the need to make certain provisions for the benefit of disabled persons. Your attention is drawn to Sections 4, 7, 8, and 8A of the Chronically Sick and Disabled Persons Act 1970; to the Code of Practice of Access of the Disabled to Buildings (British Standards Institution code of practice BS5810:1979); and to Design Note 18 "Access for Disabled People to Educational Buildings" published in 1984 on behalf of the Secretary of State.

Date: 23/07/2025

Tolleshunt Darcy Parish Council

Page 1

Time: 15:35

**Bank Reconciliation Statement as at 30/06/2025
for Cashbook 1 - Current Bank A/c**

User: MICHELLE

| <u>Bank Statement Account Name (s)</u> | <u>Statement Date</u> | <u>Page</u> | <u>Balances</u> |
|--|-----------------------|------------------------------------|----------------------|
| Unity Trust Bank | 30/06/2025 | | 36,139.65 |
| Unity Trust Instant Access Acc | 30/06/2025 | | 24,058.13 |
| | | | <u>60,197.78</u> |
| <u>Unpresented Payments (Minus)</u> | | | <u>Amount</u> |
| 24/06/2025 ONLINE | H M Revenue & Customs | 345.62 | |
| 24/06/2025 ONLINE | DW Maintenance | 540.83 | |
| | | | <u>886.45</u> |
| | | | 59,311.33 |
| <u>Unpresented Receipts (Plus)</u> | | | |
| | | 0.00 | |
| | | | <u>0.00</u> |
| | | | 59,311.33 |
| | | Balance per Cash Book is :- | 59,311.33 |
| | | 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 | 0.00 | 2,905.78 |
| 322 EMR Recreation Ground | 4,107.92 | 4,800.00 | 8,907.92 |
| 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 | 5,000.00 | 9,500.00 |
| | <u>13,573.85</u> | <u>9,800.00</u> | <u>23,373.85</u> |

Detailed Receipts & Payments by Budget Heading 30/06/2025

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 | 140 | 400 | 260 | | | 35.0% | |
| Income :- Receipts | 25,870 | 26,130 | 260 | | | 99.0% | 0 |
| Net Receipts | 25,870 | 26,130 | 260 | | | | |
| <u>110 Administration</u> | | | | | | | |
| ██████████ | ████ | ████ | ████ | | ████ | ████ | |
| ██████████ | █ | █ | █ | | █ | █ | |
| ██████████ | ████ | ████ | ████ | | ████ | ████ | |
| 4070 Payroll Processing | 0 | 85 | 85 | | 85 | 0.0% | |
| 4080 Training | 0 | 300 | 300 | | 300 | 0.0% | |
| 4090 Bank Charges | 27 | 108 | 81 | | 81 | 25.0% | |
| 4100 Audit Fees | 175 | 400 | 225 | | 225 | 43.8% | |
| 4120 Subscriptions & Memberships | 951 | 1,100 | 149 | | 149 | 86.4% | |
| 4130 Insurance | 0 | 2,000 | 2,000 | | 2,000 | 0.0% | |
| 4140 Stationery | 9 | 20 | 11 | | 11 | 45.8% | |
| 4160 Telephone & Broadband | 46 | 180 | 134 | | 134 | 25.8% | |
| 4170 Website | 0 | 200 | 200 | | 200 | 0.0% | |
| 4180 Office Equipment | 11 | 50 | 39 | | 39 | 21.6% | |
| 4190 Office Allowance | 78 | 312 | 234 | | 234 | 25.0% | |
| 4200 Grants & Donations Paid | 1,100 | 1,100 | 0 | | 0 | 100.0% | |
| 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 | 5,367 | 17,100 | 11,733 | 0 | 11,733 | 31.4% | 0 |
| Net Payments | (5,367) | (17,100) | (11,733) | | | | |
| <u>130 Amenities</u> | | | | | | | |
| 4300 Defibrillator | 235 | 400 | 165 | | 165 | 58.8% | |
| 4310 Grass/Hedge/Tree cutting | 1,747 | 3,500 | 1,753 | | 1,753 | 49.9% | |
| Amenities :- Indirect Payments | 1,983 | 3,900 | 1,917 | 0 | 1,917 | 50.8% | 0 |
| Net Payments | (1,983) | (3,900) | (1,917) | | | | |
| <u>135 Burial Ground</u> | | | | | | | |
| 1350 Burial Ground Income | 480 | 500 | 20 | | | 96.0% | |
| Burial Ground :- Receipts | 480 | 500 | 20 | | | 96.0% | 0 |

Detailed Receipts & Payments by Budget Heading 30/06/2025

Cost Centre Report

| | Actual Year To Date | Current Annual Bud | Variance Annual Total | Committed Expenditure | Funds Available | % Spent | Transfer to/from EMR |
|------------------------------------|------------------------|-----------------------|--------------------------|--------------------------|--------------------|---------|-------------------------|
| 4360 Water | 47 | 120 | 73 | | 73 | 39.6% | |
| 4370 Maintenance | 0 | 50 | 50 | | 50 | 0.0% | |
| Burial Ground :- Indirect Payments | 47 | 170 | 123 | 0 | 123 | 27.9% | 0 |
| Net Receipts over Payments | 433 | 330 | (103) | | | | |
| <u>140 Pavilion</u> | | | | | | | |
| 1550 Pavilion Rental Income | 1,950 | 7,800 | 5,850 | | | 25.0% | |
| 1560 Utilities Contribution | 450 | 1,800 | 1,350 | | | 25.0% | |
| Pavilion :- Receipts | 2,400 | 9,600 | 7,200 | | | 25.0% | 0 |
| 4360 Water | 87 | 240 | 153 | | 153 | 36.3% | |
| 4370 Maintenance | 841 | 1,000 | 159 | | 159 | 84.1% | |
| 4400 Electricity | 742 | 2,520 | 1,778 | | 1,778 | 29.4% | |
| Pavilion :- Indirect Payments | 1,670 | 3,760 | 2,090 | 0 | 2,090 | 44.4% | 0 |
| Net Receipts over Payments | 730 | 5,840 | 5,110 | | | | |
| <u>145 Rec Ground</u> | | | | | | | |
| 1450 Pitch Fees | 25 | 200 | 175 | | | 12.5% | |
| Rec Ground :- Receipts | 25 | 200 | 175 | | | 12.5% | 0 |
| 4370 Maintenance | 15 | 500 | 485 | | 485 | 3.0% | |
| 4550 Play Equipment | 0 | 1,200 | 1,200 | | 1,200 | 0.0% | |
| Rec Ground :- Indirect Payments | 15 | 1,700 | 1,685 | 0 | 1,685 | 0.9% | 0 |
| Net Receipts over Payments | 10 | (1,500) | (1,510) | | | | |
| <u>160 Projects</u> | | | | | | | |
| 4620 Rec Ground | 0 | 4,800 | 4,800 | | 4,800 | 0.0% | |
| 4630 Village Hall | 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 | 441 | 0 | (441) | | (441) | 0.0% | |
| VAT Data :- Indirect Payments | 441 | 0 | (441) | 0 | (441) | | 0 |
| Net Receipts over Payments | 1,690 | 0 | (1,690) | | | | |

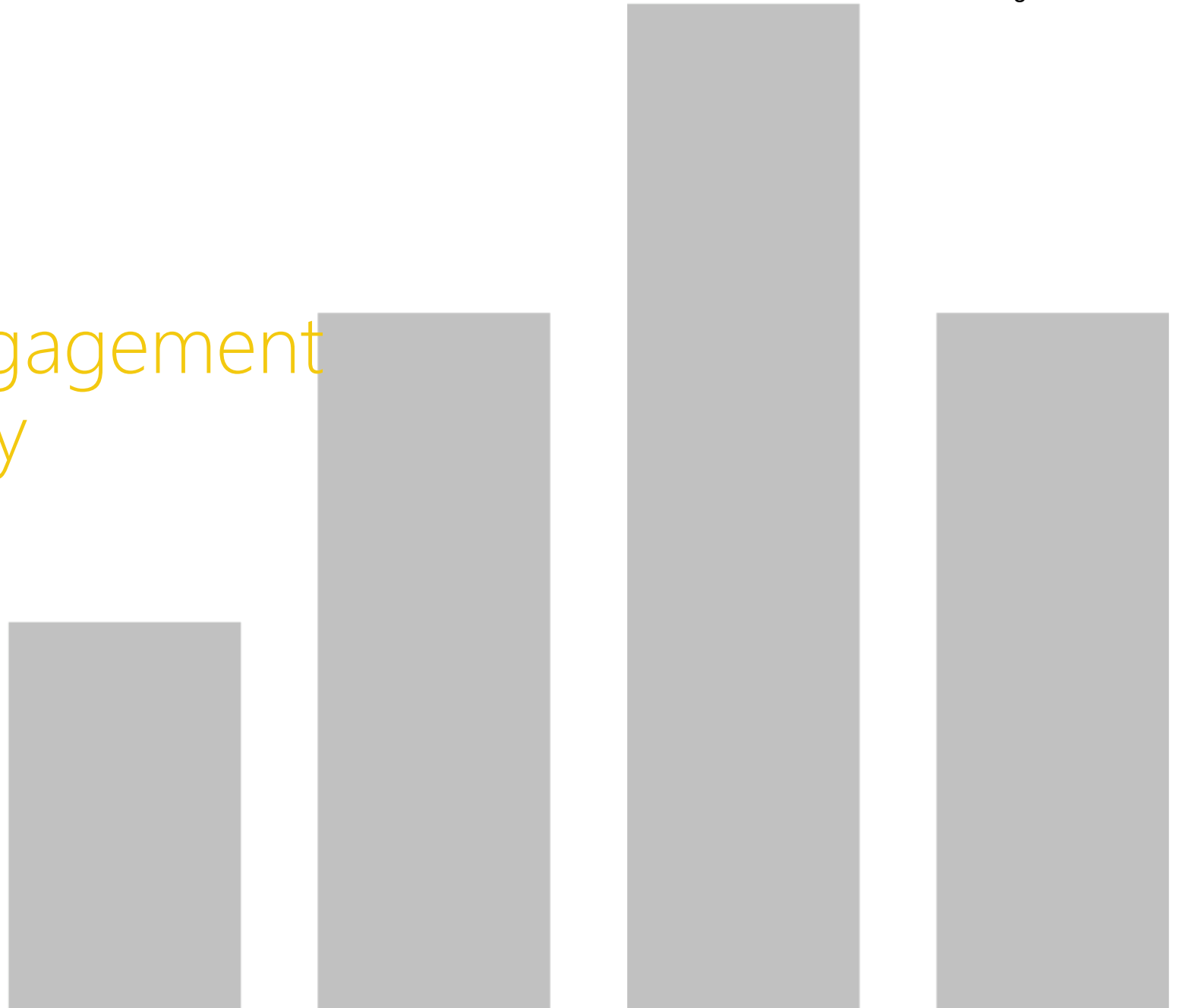
Detailed Receipts & Payments by Budget Heading 30/06/2025

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 | 30,907 | 36,430 | 5,523 | | | 84.8% | |
| Payments | 9,523 | 36,430 | 26,907 | 0 | 26,907 | 26.1% | |
| Net Receipts over Payments | <u>21,383</u> | <u>0</u> | <u>(21,383)</u> | | | | |
| Movement to/(from) Gen Reserve | <u>21,383</u> | <u>0</u> | <u>(21,383)</u> | | | | |

Community Engagement Tolleshunt Darcy

[View in Power BI](#) ↗





Speed Enforcement

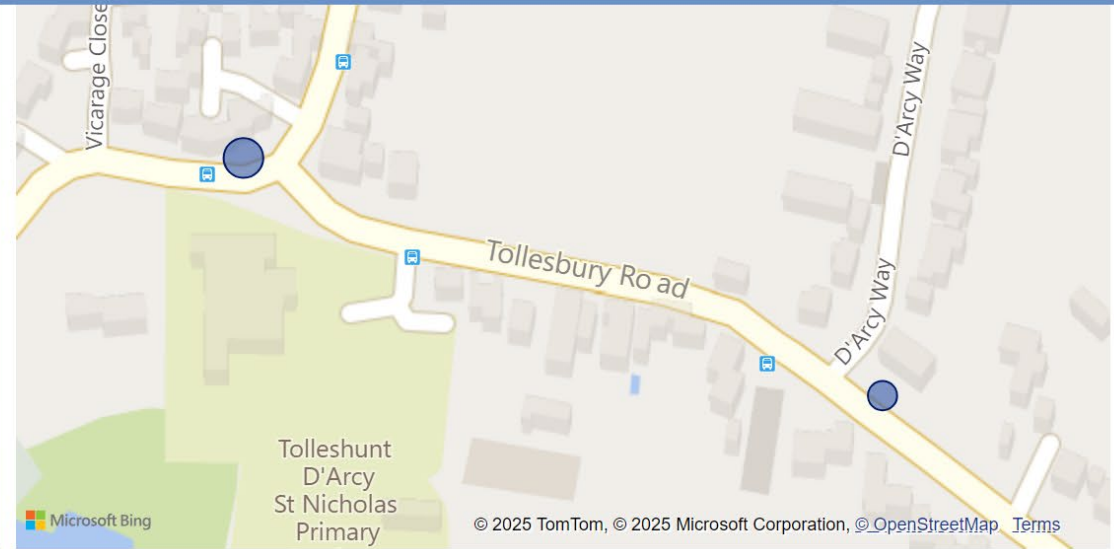
Tolleshunt D'arcy Parish Council

Filter Date

01/06/2025

19/06/2025

Patrol Location



Number of Patrols

3

Captures

16

Highest Speed Recorded

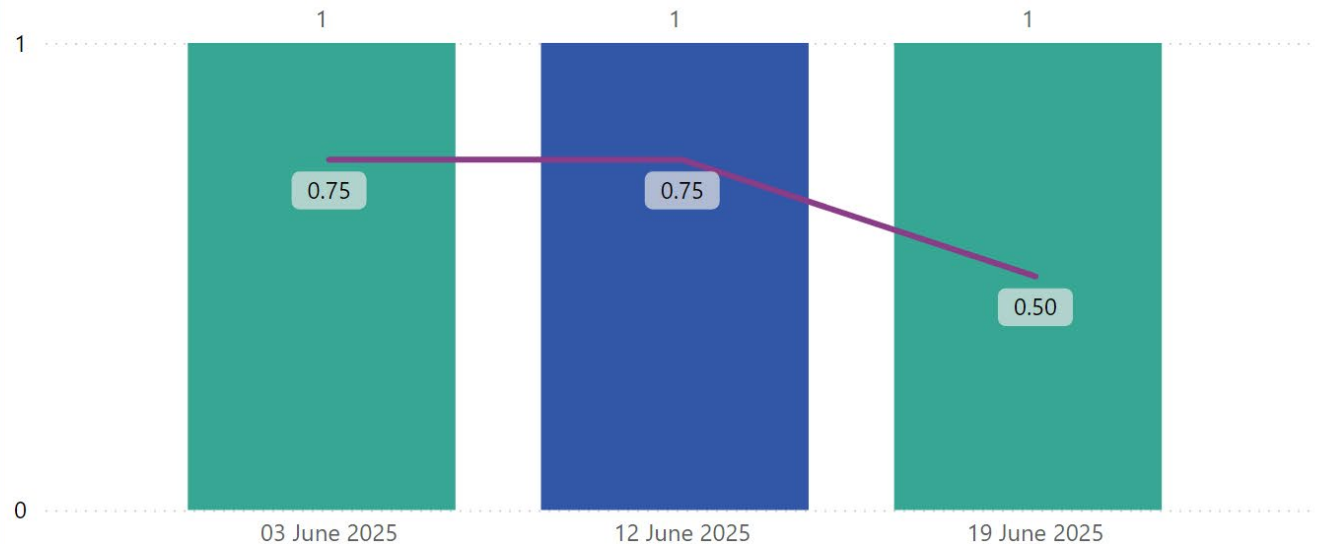
49

Speeds recorded in area

| Site Name | Number of Patrols | Number of Captures | Highest Speed Recorded | Speed Limit |
|---|-------------------|--------------------|------------------------|-------------|
| KELVEDON ROAD, NEAR J/W SOUTH STREET | 2 | 4 | 49 | 40 |
| TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY | 1 | 12 | 42 | 30 |
| Total | 3 | 16 | 49 | |

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 | 02:30 PM | 03 June 2025 | 0:45 |
| T496/LCT228 | KELVEDON ROAD, NEAR J/W SOUTH STREET | 11:45 AM | 12 June 2025 | 0:45 |
| T496/LCT228 | KELVEDON ROAD, NEAR J/W SOUTH STREET | 02:45 PM | 19 June 2025 | 0:30 |