

23 October 2025



MALDON
DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



Reference: 25/00543/HOUSE
Planning Officer: Charlie Mumford

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Site Address: 2 Festival Gardens Tolleshunt D'Arcy Maldon Essex
Proposal: Retrospective single storey rear extension.
Application Ref: 25/00543/HOUSE PP-13998257
Appellants Name: Ms Amy Peterson
Appeal Ref: 6001051
Appeal Start Date: 20 October 2025

I refer to the above details. An appeal has been made to the Secretary of State against the Council's decision to refuse to grant planning permission.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009.

As this appeal is proceeding under the **Householder Appeals Service**, there is no opportunity for you to submit comments. However, we have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to withdraw any representations you made on the application, you must make this request to the Planning Inspectorate by Monday 17 November 2025. You can do this online at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

The Planning Inspectorate will publish appeal documentation, including copies of representations received, on their website. Information provided in your representation will be published. This may include your name and address, but personal telephone numbers and email addresses and signatures of individuals will be removed. If you object to publication in this way, please contact the Planning Inspectorate.

The appeal documents can be inspected on the Planning Inspectorate website at <https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference> or our website <http://www.maldon.gov.uk>.



The Planning Inspectorate aims to deal with appeals following this procedure within 8 weeks of the appeal start date. When made, the decision will be published on their website

<https://appeal-planning-decision.service.gov.uk/comment-planning-appeal/enter-appeal-reference>

Yours faithfully

A handwritten signature in black ink, appearing to read 'M. Johnson', written in a cursive style.

Michael Johnson
Head of Development Management and Building Control

Date: 12/11/2025

Tolleshunt Darcy Parish Council

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Time: 11:23

**Bank Reconciliation Statement as at 31/10/2025
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	31/10/2025		23,719.56
Unity Trust Instant Access Acc	31/10/2025		24,194.57
			<u>47,914.13</u>
<u>Unpresented Payments (Minus)</u>			<u>Amount</u>
28/10/2025 ONLINE	H M Revenue & Customs	358.78	
			<u>358.78</u>
			47,555.35
<u>Unpresented Receipts (Plus)</u>			
29/09/2025 FP		30.00	
			<u>30.00</u>
			47,585.35
		Balance per Cash Book is :-	47,585.36
		Difference Excluding Adjustments is :-	-0.01
<u>Adjustments to Reconciliation</u>			
22/09/2025 HMRC	Overpayment	-0.01	
			<u>-0.01</u>
		Unreconciled Difference is :-	<u>0.00</u>

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	-685.00	2,220.78
322 EMR Recreation Ground	4,107.92	3,575.00	7,682.92
323 Unallocated	169.57		169.57
324 EMR Burial Ground	1,303.83	-750.00	553.83
325 EMR Maypole	515.00	-515.00	0.00
326 EMR Speed Reduction	4,500.00	4,845.00	9,345.00
	<u>13,573.85</u>	<u>6,470.00</u>	<u>20,043.85</u>

Detailed Receipts & Payments by Budget Heading 31/10/2025

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	276	400	124			69.1%	
Income :- Receipts	26,006	26,130	124			99.5%	0
Net Receipts	26,006	26,130	124				
<u>110 Administration</u>							
██████████	████	████	████		████	████	
██████████	█	█	█		█	█	
██████████	████	████	████		████	████	
4070 Payroll Processing	86	85	(1)		(1)	101.2%	
4080 Training	0	300	300		300	0.0%	
4090 Bank Charges	63	108	45		45	58.3%	
4100 Audit Fees	175	400	225		225	43.8%	
4120 Subscriptions & Memberships	1,052	1,100	48		48	95.7%	
4130 Insurance	2,334	2,000	(334)		(334)	116.7%	
4140 Stationery	9	20	11		11	45.8%	
4160 Telephone & Broadband	108	180	72		72	60.2%	
4170 Website	1,080	200	(880)		(880)	540.0%	
4180 Office Equipment	21	50	29		29	42.1%	
4190 Office Allowance	182	312	130		130	58.3%	
4200 Grants & Donations Paid	1,100	1,100	0		0	100.0%	
4230 CPOs	752	1,200	448		448	62.7%	
4500 Hall Hire	0	500	500		500	0.0%	
4990 Sundries	74	200	126		126	37.1%	
Administration :- Indirect Payments	13,130	17,100	3,970	0	3,970	76.8%	0
Net Payments	(13,130)	(17,100)	(3,970)				
<u>130 Amenities</u>							
4300 Defibrillator	235	400	165		165	58.8%	
4310 Grass/Hedge/Tree cutting	2,991	3,500	509		509	85.5%	
Amenities :- Indirect Payments	3,226	3,900	674	0	674	82.7%	0
Net Payments	(3,226)	(3,900)	(674)				
<u>135 Burial Ground</u>							
1350 Burial Ground Income	480	500	20			96.0%	
Burial Ground :- Receipts	480	500	20			96.0%	0

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	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	3,900	7,800	3,900			50.0%	
1560 Utilities Contribution	900	1,800	900			50.0%	
Pavilion :- Receipts	4,800	9,600	4,800			50.0%	0
4360 Water	87	240	153		153	36.3%	
4370 Maintenance	1,074	1,000	(74)		(74)	107.4%	
4400 Electricity	921	2,520	1,599		1,599	36.6%	
Pavilion :- Indirect Payments	2,082	3,760	1,678	0	1,678	55.4%	0
Net Receipts over Payments	2,718	5,840	3,122				
<u>145 Rec Ground</u>							
1450 Pitch Fees	175	200	25			87.5%	
Rec Ground :- Receipts	175	200	25			87.5%	0
4370 Maintenance	740	500	(240)		(240)	148.0%	
4550 Play Equipment	0	1,200	1,200		1,200	0.0%	
Rec Ground :- Indirect Payments	740	1,700	960	0	960	43.5%	0
Net Receipts over Payments	(565)	(1,500)	(935)				
<u>160 Projects</u>							
4600 Maypole	1,200	0	(1,200)		(1,200)	0.0%	1,200
4620 Rec Ground	1,225	4,800	3,575		3,575	25.5%	1,225
4650 Burial Ground	750	0	(750)		(750)	0.0%	750
4670 Speed Reduction	155	5,000	4,845		4,845	3.1%	155
Projects :- Indirect Payments	3,330	9,800	6,470	0	6,470	34.0%	3,330
Net Payments	(3,330)	(9,800)	(6,470)				
6000 plus Transfer from EMR	3,330	0	(3,330)				
Movement to/(from) Gen Reserve	0	(9,800)	(9,800)				

Detailed Receipts & Payments by Budget Heading 31/10/2025

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
<u>999 VAT Data</u>							
115 VAT on Receipts	2,132	0	(2,132)			0.0%	
VAT Data :- Receipts	<u>2,132</u>	<u>0</u>	<u>(2,132)</u>				<u>0</u>
515 VAT on Payments	1,381	0	(1,381)		(1,381)	0.0%	
VAT Data :- Indirect Payments	<u>1,381</u>	<u>0</u>	<u>(1,381)</u>	<u>0</u>	<u>(1,381)</u>		<u>0</u>
Net Receipts over Payments	<u>751</u>	<u>0</u>	<u>(751)</u>				
Grand Totals:- Receipts	33,593	36,430	2,837			92.2%	
Payments	23,936	36,430	12,494	0	12,494	65.7%	
Net Receipts over Payments	<u>9,657</u>	<u>0</u>	<u>(9,657)</u>				
plus Transfer from EMR	3,330	0	(3,330)				
Movement to/(from) Gen Reserve	<u>12,987</u>	<u>0</u>	<u>(12,987)</u>				

EARMARKED RESERVE

PROPOSAL TO REALLOCATE THE EARMARKED RESERVES - 25.11.25

Account	Opening Balance	Net Transfers	Closing Balance	Proposed Reallocation	New Balance	Comments
EMR Elections	71.75		71.75		71.75	
EMR Parish Improvements	2905.78	-685.00	2220.78	2000.00	4220.78	Anticipated Pavilion repairs
EMR Recreation Ground	4107.92	3575.00	7682.92		7682.92	
Unallocated	169.57		169.57		169.57	
EMR Burial Ground	1303.83	-750.00	553.83	1000.00	1553.83	Future purchase or maintenance
EMR Maypole	515.00	-515.00	0.00	1000.00	1000.00	Maypole repairs
EMR Speed Reduction	4500.00	4845.00	9345.00	-4345.00	5000.00	Project estimated to be £5,000
EMR Streetlighting	0.00	0.00	0.00	345.00	345.00	Streetlight renewal/repairs
TOTAL	13573.85	6470.00	20043.85	0.00	20043.85	

Community Engagement Tolleshunt Darcy

[View in Power BI](#) ↗





Speed Enforcement

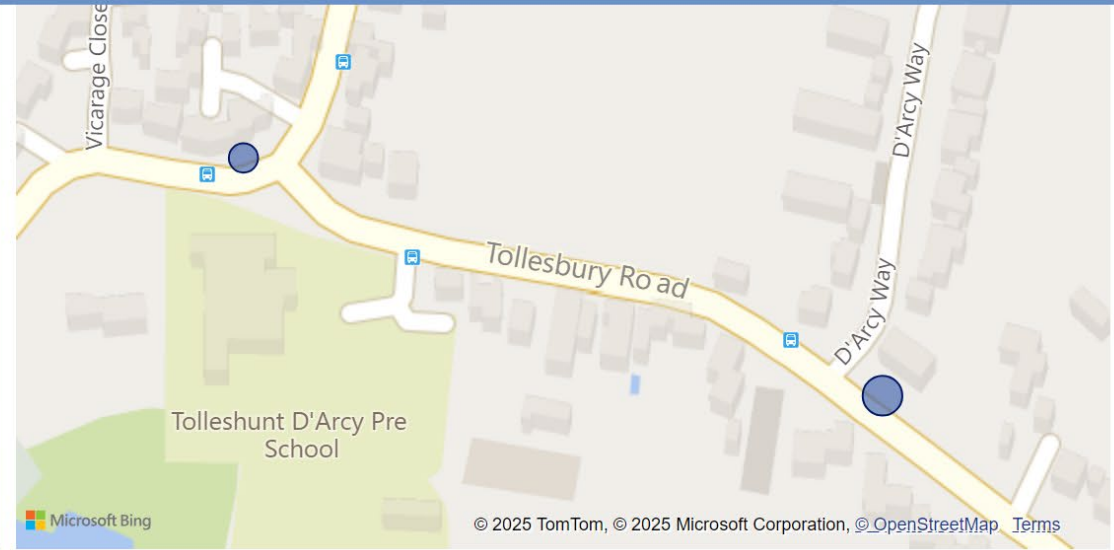
Tolleshunt D'arcy Parish Council

Filter Date

01/10/2025

10/10/2025

Patrol Location



Number of Patrols

3

Captures

5

Highest Speed Recorded

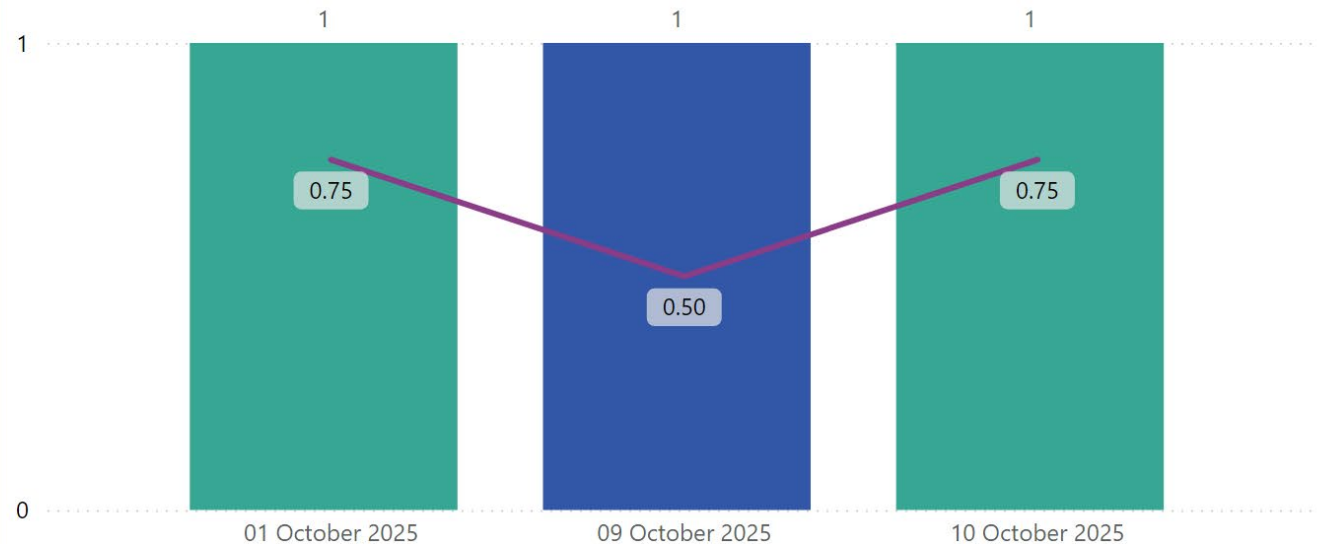
45

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	0	45	40
TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	2	5	41	30
Total	3	5	45	

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	03:20 PM	01 October 2025	0:45
T496/LCT228	KELVEDON ROAD, NEAR J/W SOUTH STREET	10:55 AM	09 October 2025	0:30
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	03:00 PM	10 October 2025	0:45