



**Town and Country Planning Act 1990**  
**Weekly List Of Decisions**  
**Week Ending 12<sup>th</sup> December 2025**

**25/00362/FUL****Tolleshunt D'Arcy**

Change of use from residential garage store to Class E (for hairdressing business)

Land At 1 Oxley Cottage 1 Oxley Hill Tolleshunt D'arcy

(UPRN - 010094638108)

Mr Sam Cook

**APPROVE** subject to the following conditions:-

1 **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.

2 **CONDITION**

The hairdressers use hereby approved shall be carried out only within the existing store of the garage as identified on approved Location Plan drawing no. LOCATION, and shall be used solely in connection with and ancillary to the residential use of the dwellinghouse known as 1 Oxley Cottage, 1 Oxley Hill, Tolleshunt D'Arcy. The store of the garage shall not be used as a separate planning unit or for any other commercial purpose (including any use within Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to the Class in any statutory instrument revoked and re-enacting that order. For the avoidance of doubt, the building shall not be let, rented, managed or sold independently to the main dwelling.

**REASON**

To ensure that the development remains ancillary to the residential use of the dwellinghouse and does not result in an independent commercial use, and to satisfactorily protect the residential amenities of nearby occupiers and the visual amenity of the surrounding countryside to comply with Policies D1 and S8 of the Approved Local Development Plan.

3 **CONDITION**

No separate or additional access, hardstanding, boundary fences or curtilage shall be formed to create a distinct plot separation to the main dwelling of 1 Oxley Cottage, 1 Oxley Hill.

### REASON

To ensure that the character of the site itself and the countryside of which it forms part, are protected by ensuring the hairdressers would be ancillary to 1 Oxley Cottage, 1 Oxley Hill, in compliance with Policies D1 and S8 of the Approved Local Development Plan.

#### 4 CONDITION

No noise shall be generated from within the building to cause a statutory nuisance to the residential amenities of neighbouring properties.

### REASON

To protect the amenities of the neighbouring properties in accordance with Policy D1 of the Approved Local Development Plan

#### 5 CONDITION

All staff and visitor parking associated with the hairdressers use hereby approved shall be contained entirely within the existing parking area to the front of the application property known as 1 Oxley Cottage, 1 Oxley Hill (accessed from Oxley Hill). For the avoidance of doubt, no commercial parking is permitted to the rear of the site by way of the existing rear access track.

### REASON

In the interests of highway safety, residential amenity, and to protect the condition and shared use of the rear access track, in accordance with Policies T2 and D1 of the approved Maldon District Local Development Plan and the aims of the National Planning Policy Framework.

### **INFORMATIVE**

All works affecting the highway to be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be addressed for the attention of the Development Management Team via email at [development.management@essexhighways.org](mailto:development.management@essexhighways.org)

### **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: Jade Elles  
Dated : 05/12/2025



---

## Appeal Decision

Site visit made on 20 November 2025

by **B Pattison BA (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 08 December 2025

---

### Appeal Ref: 6001051

#### 2 Festival Gardens, Tolleshunt D'arcy, Essex CM9 8TX

- 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 Ms Amy Peterson against the decision of Maldon District Council.
  - The application Ref is 25/00543/HOUSE.
  - The development proposed is single storey rear extension.
- 

### Decision

1. The appeal is allowed and planning permission is granted for single storey rear extension at 2 Festival Gardens, Tolleshunt D'arcy, Essex CM9 8TX in accordance with the terms of the application Ref 25/00543/HOUSE and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall be carried out in accordance with the following approved plans: 2507-01; 2507-02; 2507-03; 2507-04; and 2507-05.
  - 2) The external surfaces of the development hereby permitted shall be constructed in the materials shown on plan no 2507-05.

### Preliminary Matters

2. During my site visit, I observed that construction of the rear extension had commenced and was largely complete. However, the works were not finished, as the facing materials on the elevations had yet to be applied. I have determined the appeal on this basis.
3. I have used the Council's description of development, as the description within the planning application form is lengthy and includes extraneous details. However, I have taken out the reference to 'retrospective', as this is not a development type.

### Main Issue

4. The main issue is the effect of the extension on the living conditions of the occupiers of 1 Festival Gardens, with particular reference to outlook.

### Reasons

5. The appeal property is a two storey, semi-detached house located within a residential area. It previously had a small single storey rear projection which extended approximately half way along the appeal property's rear elevation. The new rear extension infills the space between the historic projection and the shared garden boundary with 1 Festival Gardens (No 1), the adjoining semi-detached property.

6. No 1 has large windows on its rear elevation, which serve a habitable room and provide views, primarily directed to the rear of its garden, rather than towards the boundary with the appeal property. The garden is relatively large and open, and due to the limited development beyond, provides a good level of outlook for its occupiers.
7. The extension creates new built form close to the shared garden boundary with No 1, which is marked by a wood panel fence. I appreciate that the extension projects 6 metres in depth and the Council indicate that it is 0.9 metres taller than the boundary fence. However, given its single storey form, flat roof design with set-back roof lantern and relatively low eaves height, it would not be unduly overbearing. Furthermore, its position is orientated at an angle to the neighbouring windows which direct views to the rear of No 1's garden. Overall, I am not persuaded that the extension harmfully affects outlook or significantly increases a sense of enclosure for the neighbouring occupiers.
8. For these reasons the proposal would accord with policies D1 and H4 of the Maldon District Local Development Plan (2017) which collectively require that extensions are of an appropriate scale and design, and that residents have a quality living environment as a result of positive design. Additionally, it would accord with paragraph 135 of the Framework which requires that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

### **Conditions**

9. I have assessed the proposed planning conditions in regard to the advice provided in the National Planning Policy Guidance. I have imposed an approved plans condition in the interests of certainty. Similarly, in the interests of the character and appearance of the area, the external materials must be those shown in the submitted drawings. As the construction has already commenced, I have not imposed a condition requiring the development hereby permitted to begin within three years from the date of the decision.

### **Conclusion**

10. For the above reasons, and having had regard to all other matters raised, I conclude that the proposed development would accord with the development plan and the Framework. The appeal is therefore allowed.

*B Pattison*

INSPECTOR

Bank Reconciliation Statement as at 30/11/2025 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	30/11/2025		24,763.92
Unity Trust Instant Access Acc	30/11/2025		24,194.57
			<u>48,958.49</u>
<b><u>Unpresented Payments (Minus)</u></b>			<b><u>Amount</u></b>
25/11/2025 ONLINE			
25/11/2025 ONLINE	Lenny Aldridge		50.00
25/11/2025 ONLINE	DW Maintenance		240.83
25/11/2025 ONLINE	Wave		86.34
25/11/2025 ONLINE	Wave		51.33
25/11/2025 ONLINE	PFK Littlejohn LLP		252.00
25/11/2025 ONLINE			
			<u>1,185.46</u>
			47,773.03
<b><u>Unpresented Receipts (Plus)</u></b>			
		0.00	
			<u>0.00</u>
			47,773.03
		<b>Balance per Cash Book is :-</b>	<b>47,773.03</b>
		<b>Difference is :-</b>	<b>0.00</b>

**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 &amp; Payments by Budget Heading 30/11/2025

## 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>							
██████████	████	████	████		████	████	
██████████	█	█	█		█	█	
██████████	████	████	1,073)		(1,073)	150.0%	
4070 Payroll Processing	86	85	(1)		(1)	101.2%	
4080 Training	0	300	300		300	0.0%	
4090 Bank Charges	72	108	36		36	66.7%	
4100 Audit Fees	385	400	15		15	96.3%	
4120 Subscriptions & Memberships	1,079	1,100	21		21	98.1%	
4130 Insurance	2,334	2,000	(334)		(334)	116.7%	
4140 Stationery	9	20	11		11	45.8%	
4160 Telephone & Broadband	126	180	54		54	69.8%	
4170 Website	1,099	200	(899)		(899)	549.6%	
4180 Office Equipment	21	50	29		29	42.1%	
4190 Office Allowance	208	312	104		104	66.7%	
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	14,256	17,100	2,844	0	2,844	83.4%	0
Net Payments	(14,256)	(17,100)	(2,844)				
<u>130 Amenities</u>							
4300 Defibrillator	385	400	15		15	96.3%	
4310 Grass/Hedge/Tree cutting	3,282	3,500	218		218	93.8%	
Amenities :- Indirect Payments	3,667	3,900	233	0	233	94.0%	0
Net Payments	(3,667)	(3,900)	(233)				
<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 &amp; Payments by Budget Heading 30/11/2025

## Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4360 Water	99	120	21		21	82.3%	
4370 Maintenance	0	50	50		50	0.0%	
Burial Ground :- Indirect Payments	99	170	71	0	71	58.1%	0
Net Receipts over Payments	381	330	(51)				
<b>140 Pavilion</b>							
1550 Pavilion Rental Income	4,550	7,800	3,250			58.3%	
1560 Utilities Contribution	1,050	1,800	750			58.3%	
Pavilion :- Receipts	5,600	9,600	4,000			58.3%	0
4360 Water	173	240	67		67	72.3%	
4370 Maintenance	1,074	1,000	(74)		(74)	107.4%	
4400 Electricity	1,154	2,520	1,366		1,366	45.8%	
Pavilion :- Indirect Payments	2,401	3,760	1,359	0	1,359	63.9%	0
Net Receipts over Payments	3,199	5,840	2,641				
<b>145 Rec Ground</b>							
1450 Pitch Fees	205	200	(5)			102.5%	
Rec Ground :- Receipts	205	200	(5)			102.5%	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	(535)	(1,500)	(965)				
<b>160 Projects</b>							
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 &amp; Payments by Budget Heading 30/11/2025

## 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	3,161	0	(3,161)			0.0%	
VAT Data :- Receipts	<u>3,161</u>	<u>0</u>	<u>(3,161)</u>				<u>0</u>
515 VAT on Payments	1,473	0	(1,473)		(1,473)	0.0%	
VAT Data :- Indirect Payments	<u>1,473</u>	<u>0</u>	<u>(1,473)</u>	<u>0</u>	<u>(1,473)</u>		<u>0</u>
Net Receipts over Payments	<u>1,688</u>	<u>0</u>	<u>(1,688)</u>				
Grand Totals:- Receipts	35,452	36,430	978			97.3%	
Payments	25,966	36,430	10,464	0	10,464	71.3%	
Net Receipts over Payments	<u>9,486</u>	<u>0</u>	<u>(9,486)</u>				
plus Transfer from EMR	3,330	0	(3,330)				
Movement to/(from) Gen Reserve	<u>12,816</u>	<u>0</u>	<u>(12,816)</u>				

# Community Engagement Tolleshunt Darcy

[View in Power BI](#) ↗





# Speed Enforcement

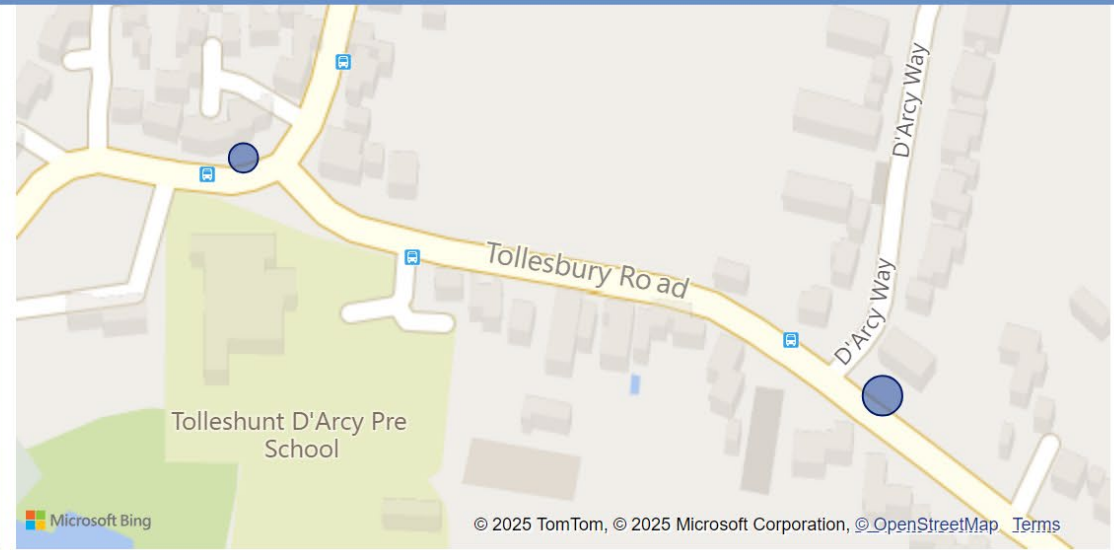
Tolleshunt D'arcy Parish Council

## Filter Date

01/11/2025

30/11/2025

## Patrol Location



Number of Patrols

3

Captures

3

Highest Speed Recorded

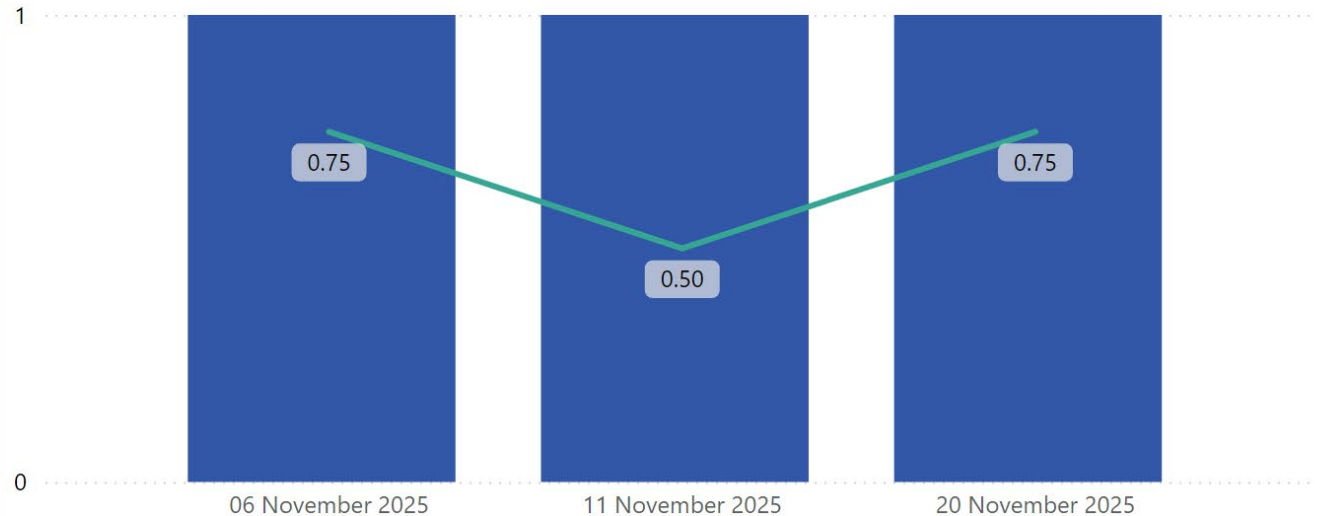
49

## Speeds recorded in area

Site Name	Number of Patrols	Number of Captures	Highest Speed Recorded	Speed Limit
KELVEDON ROAD, NEAR J/W SOUTH STREET	1	0	40	40
TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	2	3	49	30
<b>Total</b>	<b>3</b>	<b>3</b>	<b>49</b>	

## Dates of Visits and How Long

● AM ● 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)
T496/LCT228	KELVEDON ROAD, NEAR J/W SOUTH STREET	09:45 AM	06 November 2025	0:45
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	10:45 AM	11 November 2025	0:30
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	08:45 AM	20 November 2025	0:45