

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 20th March 2026



25/00571/FUL

Tolleshunt D'Arcy

Replacement dwelling and detached garage including proposed demolition of existing bungalow

Mayfield Nurseries Tudwick Road Tolleshunt D'Arcy Essex
(UPRN - 200000916159)

Mr & Mrs Murray

APPROVE subject to the applicants and all interested parties first entering into an Agreement pursuant to S106 of the Town and Country Planning Act 1990 relating to the following matters:-

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**

No development works above ground level shall take place until written details or samples of all materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to the Local Planning Authority for approval in writing. The development shall be carried out in accordance with the approved materials.

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

4 CONDITION

The replacement dwelling hereby approved shall not be occupied until details of the main entrance gates have been submitted to and approved in writing by the local planning authority. The main entrance gates shall be constructed as approved.

REASON

In the interest of local amenity and in accordance with policy D1 of the Maldon District Local Development Plan.

5 CONDITION

No development shall take place, other than that required to carry out necessary investigation which in this case includes demolition, site clearance, removal of underground tanks and old structures, and any construction until an investigation and risk assessment has been submitted to and approved by the local planning authority in writing. The risk assessment shall assess the nature and extent of any contamination on the site whether or not it originates on the site.

The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

- (i) a survey of extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - o Human health,
 - o Property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - o Adjoining land,
 - o Groundwaters and surface waters,
 - o Ecological systems
 - o Archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted by a competent person and in accordance with the Environment Agency's 'Land Contamination Risk Management' guidance and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers'

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy D2 of the Maldon District Approved Local Development Plan 2014 - 2029

6 CONDITION

Where identified as necessary in accordance with the requirements of condition 5, no development shall take place, other than that required to enable or carry out remediation, until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved by the local planning authority in writing. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation. The development hereby permitted shall not commence until the measures set out in the remediation scheme have been implemented. Exceptions may apply where remediation is incorporated as part of the wider development and cannot be completed prior to commencement. Such circumstances shall be highlighted in the remediation scheme submitted for approval.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the local planning authority within 28 days.

This shall be conducted in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and the Environment Agency's 'Land Contamination Risk Management' guidance.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy

7 CONDITION

The remediation works shall be carried out prior to commencement of the development unless where commencement is required to carry out remediation. The approved remediation scheme must be carried out in accordance with the details approved.

Following completion of measures identified in the remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and submitted to the local planning authority within 28 days. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors. To comply with Policy D2 of the Maldon District Approved Local Development Plan 2014 - 2029.

8 CONDITION

Any unforeseen contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to the Local Planning Authority for approval in writing. These approved schemes shall be carried out before the development is resumed or continued. Following completion of measures identified in the approved remediation scheme, a verification report demonstrating the effectiveness of the remediation scheme carried out must be submitted to the Local Planning Authority for approval in writing.

REASON

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to

workers, neighbours and other offsite receptors. To comply with Policy D2 of the Maldon District Approved Local Development Plan 2014 - 2029.

9 CONDITION

No development works above ground level shall occur until details of the surface water drainage scheme to serve the development shall be submitted to and agreed in writing by the local planning authority. The scheme shall ensure that for a minimum:

- 1) The development should be able to manage water on site for 1 in 100 year events plus 40% climate change allowance.
- 2) Run-off from a greenfield site for all storm events that have a 100% chance of occurring each year (1 in 1 year event) inclusive of climate change should be no higher than 10/l/s and no lower than 1/l/s. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield) or 50% betterment of existing run off rates on brownfield sites (provided this does not result in a runoff rate less than greenfield)

The agreed scheme shall be implemented prior to the first occupation of the development and maintained and retained as such thereafter

REASON

To ensure that the surface water drainage scheme to serve the development is appropriate in accordance with Policy D2 of the Maldon District Approved Local Development Plan July 2017 as well as guidance contained within the National Planning Policy Framework.

10 CONDITION

No development works above ground level shall occur until details of the foul drainage scheme to serve the development has been submitted to and agreed in writing by the local planning authority. The agreed scheme shall be implemented prior to the first occupation of the development and then maintained and retained as such thereafter.

REASON

To ensure that the foul water drainage scheme to serve the development is appropriate in accordance with Policy D2 of the Maldon District Approved Local Development Plan July 2017 as well as guidance contained within the National Planning Policy Framework.

11 CONDITION

All mitigation measures and/or works shall be carried out in accordance with the details contained in the Preliminary Ecological Appraisal (Greenlight Environmental Consultancy, June 2025) and the Nocturnal Bat Survey Report (Greenlight Environmental Consultancy, June 2025) as already submitted with the planning application. This may include the appointment of an appropriately competent person e.g. an ecological clerk of works (ECoW) to provide on-site ecological expertise during construction. The appointed person shall undertake all activities, and works shall be carried out, in accordance with the approved details.

REASON

To conserve protected and Priority species and allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

12 CONDITION

Prior to any works above slab level, a Biodiversity Enhancement Strategy for protected, Priority and threatened species, prepared by a suitably qualified ecologist in line with the recommendations of the Preliminary Ecological Appraisal (Greenlight Environmental Consultancy, June 2025), shall be submitted to and approved in writing by the local planning authority.

The content of the Biodiversity Enhancement Strategy shall include the following:

- a) Purpose and conservation objectives for the proposed enhancement measures;
- b) detailed designs or product descriptions to achieve stated objectives;
- c) locations of proposed enhancement measures by appropriate maps and plans (where relevant);
- d) persons responsible for implementing the enhancement measures; and
- e) details of initial aftercare and long-term maintenance (where relevant).

The works shall be implemented in accordance with the approved details shall be retained in that manner thereafter.

REASON

To enhance protected, Priority and threatened species and allow the LPA to discharge its duties under paragraph 187d of NPPF 2024 and s40 of the NERC Act 2006 (as amended).

13 CONDITION

Prior to occupation, a "lighting design strategy for biodiversity" in accordance with Guidance Note 08/23 (Institute of Lighting Professionals) shall be submitted to and approved in writing by the local planning authority. The strategy shall:

- a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- b) show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

All external lighting shall be installed in accordance with the specifications and locations set out in the scheme and maintained thereafter in accordance with the scheme. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority.

REASON

To allow the LPA to discharge its duties under the Conservation of Habitats and Species Regulations 2017 (as amended), the Wildlife & Countryside Act 1981 (as amended) and s40 of the NERC Act 2006 (as amended).

14 CONDITION

Full details of both hard and soft landscape works shall be submitted to and approved in writing by the local planning authority prior to any works occurring above ground level at the application site. The soft landscape works shall be carried out as approved within the first available planting season (October to March inclusive) following the occupation of any part of the development hereby approved unless otherwise agreed in writing by the local planning authority. If within a period of five years from the date of the planting of any tree or plant, or any tree or plant planted in its replacement, is removed, uprooted, destroyed, dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, another tree or plant of the same species and size as that originally planted shall be planted in the same place, unless the local planning authority gives its written consent to any variation. The hard landscape works shall be carried out as approved prior to the first use / occupation of the development hereby approved and retained and maintained as such thereafter.

REASON

To ensure that the details of the development are satisfactory in accordance with policy D1 of the Maldon District Development Local Plan.

15 CONDITION

Prior to commencement of the development details of existing ground levels and proposed finished ground levels in relation to the adjoining land, and floor levels shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

REASON

To ensure the levels shown on the plan and the height of the dwelling would be achievable on the site and to ensure the dwelling would not be unduly dominant in accordance with policy D1 of the Approved Local Development Plan and guidance contained within the National Planning Policy Framework

16 CONDITION

The dwelling hereby permitted, shall, for a period of two years upon the first occupation of the dwelling, only be occupied by the applicants (Mr & Mrs Murray), or a widow, widower or surviving civil partner of such a person, and by any resident dependants, and shall only be occupied as their primary residency.

REASON

To ensure that the dwelling is constructed and occupied as a self-build and custom house build.

17 CONDITION

The two-year period of occupancy in condition number 16 will only start to run once the Local Planning Authority has been informed, in writing, that a lawful occupancy has begun.

REASON

To assist the Council in enforcement of the occupancy condition.

18 CONDITION

For the avoidance of doubt the residential curtilage shall be limited to the red line area of the location plan.

REASON

The development has only been approved on the basis that the dwelling house hereby approved is a replacement dwelling and to ensure the residential curtilage does not extend beyond the site into the rural countryside in accordance with policies S8, D1 H4 of the Maldon District Local Development Plan

19 CONDITION

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1, Classes A to H of the Order shall be carried out to the dwellinghouse hereby approved without the prior written permission of the Local Planning Authority.

REASON

To enable the Local Planning Authority to retain control over future extensions, alterations, or outbuildings in the interests of protecting the character of the area, residential amenity, and the design integrity of the development, in accordance with Policy D1 and D3 of the Local Development Plan.

20 CONDITION

For the avoidance of doubt the existing bungalow shall be demolished upon substantial completion and occupation of the proposed new dwelling.

REASON

The development has only been approved on the basis that the dwelling house hereby approved is a replacement dwelling in accordance with policies S8, D1 and H4 of the Maldon District Local Development Plan

INFORMATIVE

- 1 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 at SMO2 - Essex Highways, Springfield Highways Depot, Colchester Road, Chelmsford. CM2 5PU or emailed to development.management@essexhighways.org

- 2 There shall be no discharge of surface water from the development onto the Highway.

- 3 The applicant should ensure the control of nuisances during construction works to preserve the amenity of the area and avoid nuisances to neighbours and to this effect:
 - a) no waste materials should be burnt on the site, instead being removed by licensed waste contractors;
 - b) no dust emissions should leave the boundary of the site;
 - c) consideration should be taken to restricting the duration of noisy activities and in locating them away from the periphery of the site;
 - d) hours of works: works should only be undertaken between 0800 hours and 1800 hours on weekdays; between 0800 hours and 1300 hours on Saturdays and not at any time on Sundays and Public Holidays.

If it is known or there is the likelihood that there will be the requirement to work outside of these hours or there will be periods where there will be excessive noise that will significantly impact on sensitive receptors Environmental Health at Maldon District Council must be notified prior to the works as soon as is reasonably practicable. The developer is advised to consult nearby sensitive noise premises and may be advised to apply for a Prior Consent under Section 61 of the Control of Pollution Act 1974.

Care must be taken to prevent the pollution of ground and surface waters. This will include during works and the location of any hazardous materials including fuel from vehicles and equipment.

Where any soils that are known to be contaminated are being excavated or exposed a site waste plan must be prepared in order to store, treat and dispose of the materials in accordance with the waste duty of care. It is recommended that advice is sought from the Environment Agency on this matter.

Where there is a requirement for dewatering the site the relevant consent must be sought from the Environment Agency.

Where there is a requirement to obstruct or alter watercourses a consent under section 23 of the Land Drainage Act must be obtained from Essex County Council.

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: Kie Farrell
Dated : 19/03/2026

**Bank Reconciliation Statement as at 28/02/2026
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	28/02/2026		19,561.12
Unity Trust Instant Access Acc	28/02/2026		24,327.91
			<u>43,889.03</u>
<u>Unpresented Payments (Minus)</u>			<u>Amount</u>
██████████	██████████	██████████	
24/02/2026 ONLINE	H M Revenue & Customs		376.84
24/02/2026 ONLINE	Lenny Aldridge		50.00
24/02/2026 ONLINE	DW Maintenance		240.83
24/02/2026 ONLINE	Safe Fire Protection Ltd		120.00
24/02/2026 ONLINE	Westcotec Limited		5,122.80
24/02/2026 ONLINE	Westcotec Limited		924.00
			<u>7,339.47</u>
			36,549.56
<u>Unpresented Receipts (Plus)</u>			
		0.00	
			<u>0.00</u>
			36,549.56
		Balance per Cash Book is :-	36,549.56
		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	-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	-1,954.00	2,546.00
	<u>13,573.85</u>	<u>-329.00</u>	<u>13,244.85</u>

Detailed Receipts & Payments by Budget Heading 28/02/2026

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	410	400	(10)			102.4%	
Income :- Receipts	26,140	26,130	(10)			100.0%	0
Net Receipts	26,140	26,130	(10)				
<u>110 Administration</u>							
██████████	████	████	████		████	████	
██████████	█	█	█		█	█	
██████████	████	████	████		████	████	
4070 Payroll Processing	86	85	(1)		(1)	101.2%	
4080 Training	30	300	270		270	10.0%	
4090 Bank Charges	99	108	9		9	91.7%	
4100 Audit Fees	385	400	15		15	96.3%	
4120 Subscriptions & Memberships	1,303	1,100	(203)		(203)	118.5%	
4130 Insurance	2,334	2,000	(334)		(334)	116.7%	
4140 Stationery	17	20	3		3	83.3%	
4160 Telephone & Broadband	163	180	17		17	90.6%	
4170 Website	1,126	200	(926)		(926)	562.8%	
4180 Office Equipment	181	50	(131)		(131)	362.1%	
4190 Office Allowance	286	312	26		26	91.7%	
4200 Grants & Donations Paid	1,385	1,100	(285)		(285)	125.9%	
4230 CPOs	1,012	1,200	188		188	84.3%	
4500 Hall Hire	550	500	(50)		(50)	110.0%	
4990 Sundries	74	200	126		126	37.1%	
Administration :- Indirect Payments	18,509	17,100	(1,409)	0	(1,409)	108.2%	0
Net Payments	(18,509)	(17,100)	1,409				
<u>130 Amenities</u>							
4300 Defibrillator	385	400	15		15	96.3%	
4310 Grass/Hedge/Tree cutting	4,154	3,500	(654)		(654)	118.7%	
Amenities :- Indirect Payments	4,539	3,900	(639)	0	(639)	116.4%	0
Net Payments	(4,539)	(3,900)	639				
<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 28/02/2026

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)				
<u>140 Pavilion</u>							
1550 Pavilion Rental Income	7,150	7,800	650			91.7%	
1560 Utilities Contribution	1,650	1,800	150			91.7%	
Pavilion :- Receipts	8,800	9,600	800			91.7%	0
4360 Water	173	240	67		67	72.3%	
4370 Maintenance	1,174	1,000	(174)		(174)	117.4%	
4400 Electricity	1,957	2,520	563		563	77.7%	
Pavilion :- Indirect Payments	3,304	3,760	456	0	456	87.9%	0
Net Receipts over Payments	5,496	5,840	344				
<u>145 Rec Ground</u>							
1450 Pitch Fees	205	200	(5)			102.5%	
Rec Ground :- Receipts	205	200	(5)			102.5%	0
4370 Maintenance	960	500	(460)		(460)	192.0%	
4550 Play Equipment	0	1,200	1,200		1,200	0.0%	
Rec Ground :- Indirect Payments	960	1,700	740	0	740	56.5%	0
Net Receipts over Payments	(755)	(1,500)	(745)				
<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	6,954	5,000	(1,954)		(1,954)	139.1%	6,954
Projects :- Indirect Payments	10,129	9,800	(329)	0	(329)	103.4%	10,129
Net Payments	(10,129)	(9,800)	329				
6000 plus Transfer from EMR	10,129	0	(10,129)				
Movement to/(from) Gen Reserve	0	(9,800)	(9,800)				

Detailed Receipts & Payments by Budget Heading 28/02/2026

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	2,624	0	(2,624)		(2,624)	0.0%	
VAT Data :- Indirect Payments	<u>2,624</u>	<u>0</u>	<u>(2,624)</u>	<u>0</u>	<u>(2,624)</u>		<u>0</u>
Net Receipts over Payments	<u>537</u>	<u>0</u>	<u>(537)</u>				
Grand Totals:- Receipts	38,785	36,430	(2,355)			106.5%	
Payments	40,164	36,430	(3,734)	0	(3,734)	110.2%	
Net Receipts over Payments	<u>(1,378)</u>	<u>0</u>	<u>1,378</u>				
plus Transfer from EMR	10,129	0	(10,129)				
Movement to/(from) Gen Reserve	<u>8,751</u>	<u>0</u>	<u>(8,751)</u>				

Community Engagement Tolleshunt Darcy

[View in Power BI](#) ↗





Speed Enforcement

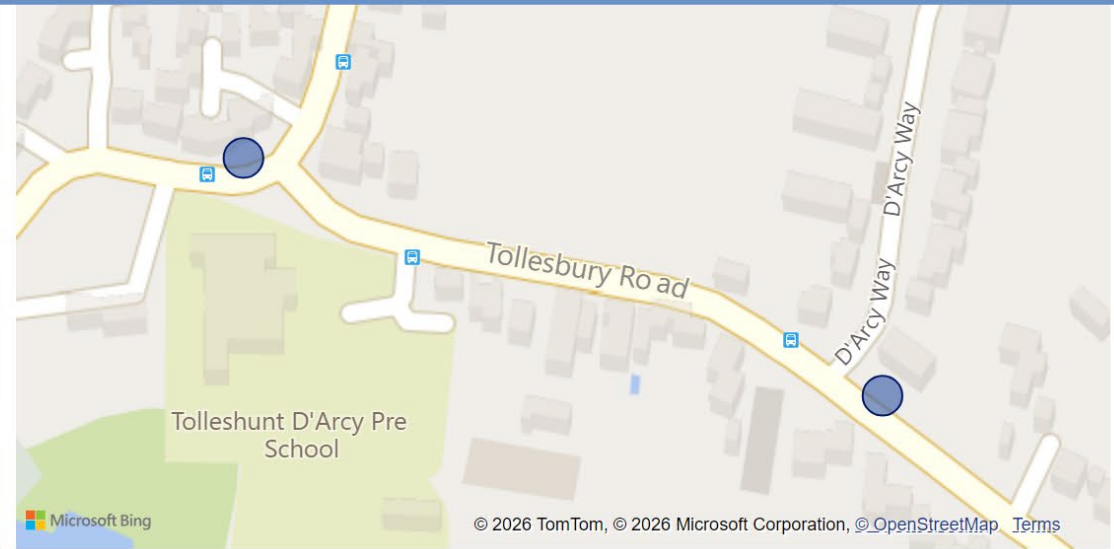
Tolleshunt D'arcy Parish Council

Filter Date

2/1/2026

2/28/2026

Patrol Location



Number of Patrols

4

Captures

2

Highest Speed Recorded

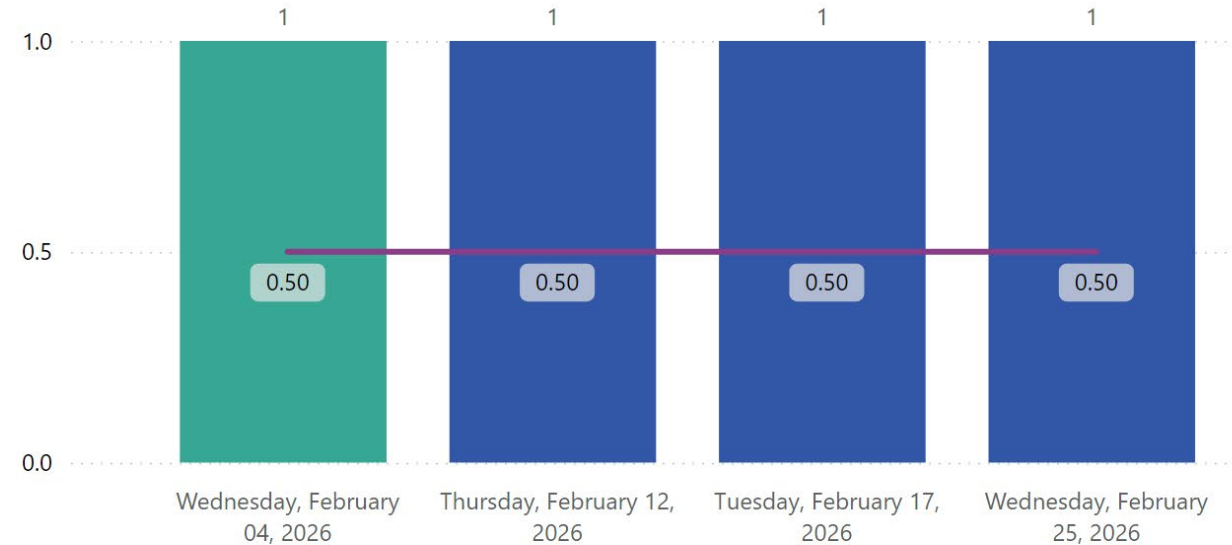
49

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	1	49	40
TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	2	1	36	30
Total	4	2	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	02:15 PM	Wednesday, February 04, 2026	0:30
T496/LCT228	KELVEDON ROAD, NEAR J/W SOUTH STREET	10:30 AM	Thursday, February 12, 2026	0:30
M060/LCT512	TOLLESBURY ROAD, NEAR TO J/W D'ARCY WAY	09:30 AM	Tuesday, February 17, 2026	0:30
T496/LCT228	KELVEDON ROAD, NEAR J/W SOUTH STREET	10:50 AM	Wednesday, February 25, 2026	0:30