

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 3rd April 2026



26/00063/FUL Tolleshunt D'Arcy

Construction of a new single-storey annex within the residential curtilage of Grouts Farm, to provide an accessible bedroom with open plan living accommodation.

Grouts Farm Kelvedon Road Tolleshunt D'Arcy Maldon
(UPRN - 100091258559)
Mr and Mrs A Richards

REFUSE for the following reason:-

The application fails to demonstrate that the proposal would fall within the annexe criteria as detailed within the Maldon District Specialist Needs Housing Supplementary Planning Document (2018). In particular, the proposed annexe is not subordinate to the main dwelling, it contains all the facilities for independent living, no clear functional link with the main dwelling has been demonstrated, the annexe could be provided with its own curtilage as is not physically linked to the main dwelling, the development would not be an integral part of the dwelling in the future, and no car parking is provided. Furthermore, the application site plan does not include the main dwelling within the red line, indicating the creation of a separate planning unit. The proposal is contrary to Policies D1, S8 and H4 of the Maldon District Local Development Plan (2017), the Maldon District Specialist Needs Housing Supplementary Planning Document (2018), and the guidance contained within the National Planning Policy Framework.

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 with the proposal and discussing those with the Applicant/Agent. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal - which may lead to the submission of a more acceptable proposal in the future

Officer: Kie Farrell
Dated : 01/04/2026

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 3rd April 2026



26/00060/FUL Tolleshunt D'Arcy

Change of use of land and siting of 3 no. glamping pods for overnight tourist accommodation with external timber decking areas, package treatment plant, associated landscaping and new vehicular access point

Land Adjacent Maple Cottage Tudwick Road Tolleshunt D'Arcy Essex
(UPRN - 010013998329)

Mr Adrian Eady

REFUSE for the following reasons:-

- 1 The application site lies within a rural location outside of the defined settlement boundaries where policies of restraint apply. If developed, the proposed tourist accommodation would be disconnected from local services, facilities and tourist destinations by reason of its location and would provide poor quality and limited access to sustainable and public transportation, resulting in an increased need of private vehicle ownership. Insufficient information has also been submitted to justify the need for holiday accommodation in this area to satisfy the requirements of policy E5 and therefore, the development would be unacceptable and contrary to policies S1, S2, S8, D1 and E5 of the Maldon District Local Development Plan (2017) and the NPPF.
- 2 The proposed development as result of its scale, bulk and visual impact, would be a dominant addition to the application site which would result in a visually intrusive feature within the site and the locality and would have a harmful visual impact on the intrinsic character and beauty of the open countryside. Therefore, the proposed development would result in demonstrable harm to both the site and the locality and would be contrary to policies S1, S8, D1 and E5 of the adopted Maldon District Local Development Plan and guidance in the NPPF.
- 3 Insufficient information has been submitted regarding legally protected species to enable the Local Planning Authority to assess whether the proposed development would have a significant impact on legally protected species, or if any such impact can be satisfactorily mitigated or compensated. Consequently, the development is unacceptable and contrary to policies S1, D2, N2 and E5 of the Maldon District Local Plan (2017) and the guidance contained within the NPPF.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal.

Officer: Kie Farrell
Dated : 01/04/2026



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 10th April 2026

26/00016/HOUSE Tollesbury West

Conversion of the existing garage to living accommodation, including alterations to fenestration, together with the erection of a single-storey link extension to the main dwelling. Relocation of existing oil tank.

Mulberry House Salters Meadow Tolleshunt D'Arcy Maldon

(UPRN - 100091259170)

Mr Brian Harte

APPROVE subject to the following conditions:-

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 stated on the Decision Notice.

REASON

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

3 **CONDITION**

The materials used in the construction of the development hereby approved shall be as set out within the application form/ plans hereby approved.

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 and the Maldon District Design Guide.

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: Charlie Mumford

Dated : 02/04/2026



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 27th March 2026

26/00039/FUL

Tolleshunt D'Arcy

Demolition of existing Timber store to the South West of Unit 2 & replacement enlarged steel framed Metal clad store to aid in the continued safe storage of business materials.

Wickham Engineering Units 1 To 4 Station Road Industrial Estate Station Road (UPRN - 010014000905)

Mr John Wickham - Wickham Engineering Limited

APPROVE subject to the following conditions:-

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 stated on the Decision Notice.

REASON

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

3 CONDITION

The materials used in the construction of the development hereby approved shall be as set out within the application form/ plans hereby approved.

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 and the Maldon District Design Guide.

4 CONDITION

During the demolition and construction phases, works should be carried out in accordance with best practicable means to minimise noise, dust

and vibration and works should be restricted to reasonable hours, typically 08:00-18:00 Monday to Friday and 08:00-13:00 on Saturdays, with no works on Sundays or Bank Holidays.

REASON

In order to minimise any adverse impacts arising from the construction of the development on surrounding residential amenity in accordance with Policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

5 **CONDITION**

Should any external plant or equipment be installed as part of the development, it should be designed and operated to ensure that noise levels do not give rise to a statutory nuisance.

REASON

In the interests of protecting neighbouring amenity from noise pollution in accordance with Policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

INFORMATIVE

Should any land or groundwater contamination be found that was not previously identified or not considered in a scheme agreed in writing with the Local Planning Authority, the site or part thereof should be re-assessed by a competent person in accordance with the Essex Contamination Land Consortium's Land Contamination Technical Guidance For Applicants and Developers and UK best-practice guidance.

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: Charlie Mumford

Dated : 25/03/2026

**Bank Reconciliation Statement as at 31/03/2026
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	31/03/2026		12,154.92
Unity Trust Instant Access Acc	31/03/2026		24,453.38
			36,608.30
 <u>Unpresented Payments (Minus)</u>		<u>Amount</u>	
		0.00	
			0.00
			36,608.30
 <u>Unpresented Receipts (Plus)</u>			
		0.00	
			0.00
			36,608.30
		Balance per Cash Book is :-	36,608.30
		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	-185.00	2,720.78
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	250.00	1,553.83
325 EMR Maypole	515.00	485.00	1,000.00
326 EMR Speed Reduction	4,500.00	-4,500.00	0.00
327 EMR Streetlighting	0.00	46.00	46.00
	<u>13,573.85</u>	<u>-329.00</u>	<u>13,244.85</u>

Detailed Receipts & Payments by Budget Heading 31/03/2026

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	535	400	(135)			133.8%	
Income :- Receipts	26,265	26,130	(135)			100.5%	0
Net Receipts	26,265	26,130	(135)				
<u>110 Administration</u>							
██████████	████	████	████		████	████	
██████████	█	█	█		█	█	
██████████	████	████	████		████	████	
4070 Payroll Processing	86	85	(1)		(1)	101.2%	
4080 Training	30	300	270		270	10.0%	
4090 Bank Charges	109	108	(1)		(1)	100.9%	
4100 Audit Fees	385	400	15		15	96.3%	
4120 Subscriptions & Memberships	1,312	1,100	(212)		(212)	119.2%	
4130 Insurance	2,334	2,000	(334)		(334)	116.7%	
4140 Stationery	17	20	3		3	83.3%	
4160 Telephone & Broadband	176	180	4		4	97.8%	
4170 Website	1,144	200	(944)		(944)	572.1%	
4180 Office Equipment	214	50	(164)		(164)	428.8%	
4190 Office Allowance	312	312	0		0	100.0%	
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	174	200	26		26	87.2%	
Administration :- Indirect Payments	19,210	17,100	(2,110)	0	(2,110)	112.3%	0
Net Payments	(19,210)	(17,100)	2,110				
<u>130 Amenities</u>							
4300 Defibrillator	385	400	15		15	96.3%	
4310 Grass/Hedge/Tree cutting	4,686	3,500	(1,186)		(1,186)	133.9%	
Amenities :- Indirect Payments	5,071	3,900	(1,171)	0	(1,171)	130.0%	0
Net Payments	(5,071)	(3,900)	1,171				
<u>135 Burial Ground</u>							
1350 Burial Ground Income	1,421	500	(921)			284.2%	
Burial Ground :- Receipts	1,421	500	(921)			284.2%	0

Detailed Receipts & Payments by Budget Heading 31/03/2026

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	1,322	330	(992)				
<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 31/03/2026

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	2,638	0	(2,638)		(2,638)	0.0%	
VAT Data :- Indirect Payments	<u>2,638</u>	<u>0</u>	<u>(2,638)</u>	<u>0</u>	<u>(2,638)</u>		<u>0</u>
Net Receipts over Payments	<u>522</u>	<u>0</u>	<u>(522)</u>				
Grand Totals:- Receipts	39,852	36,430	(3,422)			109.4%	
Payments	41,411	36,430	(4,981)	0	(4,981)	113.7%	
Net Receipts over Payments	<u>(1,560)</u>	<u>0</u>	<u>1,560</u>				
plus Transfer from EMR	10,129	0	(10,129)				
Movement to/(from) Gen Reserve	<u>8,569</u>	<u>0</u>	<u>(8,569)</u>				