

TOLLESHUNT D'ARCY PARISH COUNCIL

www.tolleshuntarcy.org

Chairman: John Smith - 07505 008891

Clerk: Michelle Curtis, PO Box 13205, Maldon, Essex CM9 9FU

Tel: 07483 325853 email: clerk@tolleshuntarcy.org



Notice is hereby given that the meeting of **TOLLESHUNT D'ARCY PARISH COUNCIL** will be held on **Tuesday 26th September 2023**, in the **Village Hall, Tollesbury Road**, commencing at **7.30 pm**, to which members of the Council are summoned for the transaction of the under-mentioned business.

M. Curtis

Michelle Curtis – Clerk to the Council

19th September 2023

Councillors: J Smith (Chairman), L Barwick (Vice-Chairman), R Evans, I Ewing,
M Henderson, W Middleton, G Munson,

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THE PRESS AND PUBLIC ARE CORDIALLY INVITED TO ATTEND

Photographing, recording, broadcasting or transmitting the proceedings of a meeting by any means is permitted however the privacy of (i) persons who object to the same and (ii) children and vulnerable adults must be respected by anonymising the identities of such.

AGENDA

- 1. Chairman's welcome**
- 2. Apologies for Absence**
To receive apologies for absence.
- 3. Declaration of Interest**
Members are reminded that they are required to declare any Disclosable Pecuniary Interests, Other Pecuniary Interests or Non-Pecuniary Interests which they know they might have in items of business on the agenda. They are reminded that they will need to repeat their declarations at the appropriate point in the meeting and leave the room if required under the Code of Conduct. Unforeseen interests must be declared similarly at the appropriate time.
- 4. County and District Councillors**
To receive information from County and District Councillors.
- 5. Public Forum**
The Chairman will invite questions and observations from members of the public. A maximum time of **15** minutes will be allowed.

6. Parish Working Group

To receive a verbal update from the Parish Working Group.

7. Minutes

To receive and approve the Minutes of the Meeting held on 25th July 2023.

8. Finance

8.1 To receive and approve Monthly Financial Report as at 31st August 2023

8.2 To ratify the expenditure of £2,000 + VAT on repairs to the Pavilion flooring.

8.3 To ratify the decision to approve the payment schedule dated August 2023 totalling £2,135.93

8.4 To receive and approve Payments

9. External Audit

To receive Section 3 – External Auditor Report and Certificate 2022/23 of the Annual Governance & Accountability Return.

10. Planning Applications and Decisions

10.1 Planning Applications

Applications are circulated to all Councillors with the agenda, for study ahead of the meeting. Planning documents are also available for everyone to view on the Maldon District Council website (www.maldon.gov.uk).

To ratify decisions of the following Planning Application:

Application No: HOUSE/MAL/23/00704/HOU PP-12318263

Proposal: Single storey rear & side extension, proposed hardstanding and new dropped kerb

Location: 47 Festival Gardens Tolleshunt D'Arcy

Resolved: to recommend approval of this application.

To consider Planning Applications received from Maldon District Council including the following:

Application No: HOUSE/MAL/23/00875 PP-12422902

Proposal: Replacement outbuilding to rear of garden to provide car garaging, gym and workspace incidental to use of main dwelling house

Location: 25 Chapel Road Tolleshunt D'Arcy

Application No: TCA/MAL/23/00896 PP-12450420

Proposal: T1 - Prunus - Fell

Location: 7 Kelvedon Road Tolleshunt D'Arcy

Application No: HOUSE/MAL/23/00904 PP-12450419

Proposal: Single storey rear extension replacing existing conservatory

Location: Wellside Nurseries Tudwick Road Tolleshunt D'Arcy

10.2 Planning Decisions

To note decisions made by Maldon District Council

FUL/MAL/23/00010 - Land At Spital Farm Station Road – Approved

HOUSE/MAL/23/00324 - 23 Tollesbury Road – Approved

WTPO/MAL/23/00427 - 41A & 39 D'arcy Way – Approved

LBC/MAL/23/00431 - Darcy House 1 South Street – Approved

HOUSE/MAL/23/00467 - The Vinery 3 Kelvedon Road – Approved

HOUSE/MAL/23/00553 - 1 Grouts Farm Cottage Kelvedon Road – Approved

TCA/MAL/23/00679 - Grass Verge Corner Of Church Street – Approved

TCA/MAL/23/00708 - Grass Verge Corner Of Vicarage Close – Approved

10.3 Applications Withdrawn

To receive notification of Planning Applications withdrawn from Maldon District Council

Application No: FUL/MAL/22/00903 PP-11461507

Proposal: Demolition of outbuilding and erection of 7 bed dwelling for supported living

Location: Land At Dodo Mansion Kelvedon Road Tolleshunt D'arcy

10.4 Appeals

To receive notification of Planning Appeals from Maldon District Council

10.5 Planning Appeal Decisions

To note decisions made by the Planning Inspectorate

10.6 Tree Preservation Orders (TPO)

To note TPOs made by Maldon District Council

11. Training

To consider any training requests from the Clerk or Councillors

12. Parish Annual Assembly

To review comments raised at the Parish Annual Assembly held on 17th May 2023.

13. Car Park – Recreation Ground

To consider quotation to top and face the hedge on the right-hand side of the car park

14. Pavilion

To consider quotation for some electrical works

15. Police/Community Protection Officers (CPO)

15.1 Police Reports

To receive Police Reports (confidential)

15.2 Community Protection Officers (CPOs)

To receive the CPO reports for July and August 2023

16. Administration

To receive information from the Clerk – update on current and ongoing matters

17. Representative Reports

17.1 Burial Ground

17.1.1 To receive a verbal update from Cllr Henderson

17.2 Recreation Ground/Pavilion

17.2.1 To receive a verbal update from Cllr Middleton

17.3 Public Rights of Way

17.3.1 To receive a verbal update from Cllr Henderson

17.4 Road Safety/Highway

17.4.1 To receive a verbal update from Cllr Barwick

18. Community Concerns

To receive information only or note future agenda items

19. Date of the Next Meeting

Next meeting to be held on:

Tuesday 31st October 2023 – Full Council Meeting – 7.30 pm- Village Hall

Date: 19/09/2023

Tolleshunt Darcy Parish Council

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Time: 11:15

**Bank Reconciliation Statement as at 31/08/2023
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	31/08/2023		26,413.12
Unity Trust Instant Access Acc	31/08/2023		22,815.49
			<u>49,228.61</u>
<u>Unpresented Cheques (Minus)</u>		<u>Amount</u>	
		0.00	
			<u>0.00</u>
			49,228.61
<u>Receipts not Banked/Cleared (Plus)</u>			
		0.00	
			<u>0.00</u>
			49,228.61
		Balance per Cash Book is :-	49,228.61
		Difference is :-	0.00

<u>Account</u>	<u>Opening Balance</u>	<u>Net Transfers</u>	<u>Closing Balance</u>
320 EMR Elections	100.00	100.00	200.00
321 EMR Parish Improvements	1,005.78	-100.00	905.78
322 EMR Recreation Ground	4,675.65	2,500.00	7,175.65
323 Unallocated	296.57	-127.00	169.57
324 EMR Burial Ground	1,103.83	200.00	1,303.83
325 EMR Maypole	15.00	500.00	515.00
326 EMR Speed Reduction	0.00	4,500.00	4,500.00
	<u>7,196.83</u>	<u>7,573.00</u>	<u>14,769.83</u>

Detailed Receipts & Payments by Budget Heading 31/08/2023

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	22,721	22,721	(0)			100.0%	
1090 Interest Received	94	0	(94)			0.0%	
1990 Other Income	2,400	7,000	4,600			34.3%	
Income :- Receipts	<u>25,216</u>	<u>29,721</u>	<u>4,505</u>			<u>84.8%</u>	<u>0</u>
Net Receipts	<u>25,216</u>	<u>29,721</u>	<u>4,505</u>				
<u>110 Administration</u>							
██████████	████	████	████		████	████	
██████████	██	██	██		██	██	
██████████	██	██	██		██	██	
4070 Payroll Processing	0	80	80		80	0.0%	
4080 Training	240	300	60		60	80.0%	
4090 Bank Charges	33	100	67		67	33.0%	
4100 Audit Fees	175	375	200		200	46.7%	
4120 Subscriptions & Memberships	762	1,000	238		238	76.2%	
4130 Insurance	0	1,800	1,800		1,800	0.0%	
4160 Telephone & Broadband	155	360	205		205	43.1%	
4170 Website	20	200	180		180	10.1%	
4180 Office Equipment	26	0	(26)		(26)	0.0%	
4190 Office Allowance	130	312	182		182	41.7%	
4200 Grants & Donations Paid	100	2,600	2,500		2,500	3.8%	
4230 CPOs	243	950	707		707	25.6%	
4500 Hall Hire	500	500	0		0	100.0%	
4990 Sundries	202	200	(2)		(2)	100.9%	
Administration :- Indirect Payments	<u>6,024</u>	<u>16,601</u>	<u>10,577</u>	<u>0</u>	<u>10,577</u>	<u>36.3%</u>	<u>0</u>
Net Payments	<u>(6,024)</u>	<u>(16,601)</u>	<u>(10,577)</u>				
<u>130 Amenities</u>							
4300 Defibrillator	223	400	177		177	55.8%	
4310 Grass/Hedge/Tree cutting	922	3,300	2,378		2,378	28.0%	
Amenities :- Indirect Payments	<u>1,145</u>	<u>3,700</u>	<u>2,555</u>	<u>0</u>	<u>2,555</u>	<u>31.0%</u>	<u>0</u>
Net Payments	<u>(1,145)</u>	<u>(3,700)</u>	<u>(2,555)</u>				
<u>135 Burial Ground</u>							
1350 Burial Ground Income	0	2,000	2,000			0.0%	
Burial Ground :- Receipts	<u>0</u>	<u>2,000</u>	<u>2,000</u>			<u>0.0%</u>	<u>0</u>

Detailed Receipts & Payments by Budget Heading 31/08/2023

Cost Centre Report

	Actual Year To Date	Current Annual Bud	Variance Annual Total	Committed Expenditure	Funds Available	% Spent	Transfer to/from EMR
4360 Water	33	70	37		37	47.8%	
4370 Maintenance	0	50	50		50	0.0%	
Burial Ground :- Indirect Payments	33	120	87	0	87	27.9%	0
Net Receipts over Payments	(33)	1,880	1,913				
<u>140 Pavilion</u>							
4360 Water	0	450	450		450	0.0%	
4370 Maintenance	700	500	(200)		(200)	140.0%	
4400 Electricity	289	600	311		311	48.1%	
Pavilion :- Indirect Payments	989	1,550	561	0	561	63.8%	0
Net Payments	(989)	(1,550)	(561)				
<u>145 Rec Ground</u>							
1450 Pitch Fees	25	250	225			10.0%	
Rec Ground :- Receipts	25	250	225			10.0%	0
4370 Maintenance	157	500	343		343	31.3%	
4550 Play Equipment	0	1,000	1,000		1,000	0.0%	
Rec Ground :- Indirect Payments	157	1,500	1,343	0	1,343	10.4%	0
Net Receipts over Payments	(132)	(1,250)	(1,118)				
<u>155 Streetlighting</u>							
4370 Maintenance	0	100	100		100	0.0%	
Streetlighting :- Indirect Payments	0	100	100	0	100	0.0%	0
Net Payments	0	(100)	(100)				
<u>160 Projects</u>							
4600 Maypole	0	500	500		500	0.0%	
4610 Parish Improvements	600	500	(100)		(100)	120.0%	600
4620 Rec Ground	0	2,500	2,500		2,500	0.0%	
4640 Unallocated	227	100	(127)		(127)	227.0%	227
4650 Burial Ground	0	200	200		200	0.0%	
4660 Elections	0	100	100		100	0.0%	
4670 Speed Reduction	0	4,500	4,500		4,500	0.0%	
Projects :- Indirect Payments	827	8,400	7,573	0	7,573	9.8%	827
Net Payments	(827)	(8,400)	(7,573)				
6000 plus Transfer from EMR	827						
Movement to/(from) Gen Reserve	0						

Detailed Receipts & Payments by Budget Heading 31/08/2023

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	25,241	31,971	6,730			78.9%	
Payments	9,176	31,971	22,795	0	22,795	28.7%	
Net Receipts over Payments	<u>16,065</u>	<u>0</u>	<u>(16,065)</u>				
plus Transfer from EMR	827						
Movement to/(from) Gen Reserve	<u>16,892</u>						

Section 3 – External Auditor’s Report and Certificate 2022/23

In respect of **Tolleshunt D’arcy Parish Council – EX0255**

1 Respective responsibilities of the auditor and the authority

Our responsibility as auditors to complete a **limited assurance review** is set out by the National Audit Office (NAO). A limited assurance review is **not a full statutory audit**, it does not constitute an audit carried out in accordance with International Standards on Auditing (UK & Ireland) and hence it **does not** provide the same level of assurance that such an audit would. The UK Government has determined that a lower level of assurance than that provided by a full statutory audit is appropriate for those local public bodies with the lowest levels of spending.

Under a limited assurance review, the auditor is responsible for reviewing Sections 1 and 2 of the Annual Governance and Accountability Return in accordance with NAO Auditor Guidance Note 02 (AGN 02) as issued by the NAO on behalf of the Comptroller and Auditor General. AGN 02 is available from the NAO website – <https://www.nao.org.uk/code-audit-practice/guidance-and-information-for-auditors/>

This authority is responsible for ensuring that its financial management is adequate and effective and that it has a sound system of internal control. The authority prepares an Annual Governance and Accountability Return in accordance with *Proper Practices* which:

- summarises the accounting records for the year ended 31 March 2023; and
- confirms and provides assurance on those matters that are relevant to our duties and responsibilities as external auditors.

2 External auditor’s limited assurance opinion 2022/23

On the basis of our review of Sections 1 and 2 of the Annual Governance and Accountability Return (AGAR), in our opinion the information in Sections 1 and 2 of the AGAR is in accordance with Proper Practices and no other matters have come to our attention giving cause for concern that relevant legislation and regulatory requirements have not been met.

Other matters not affecting our opinion which we draw to the attention of the authority:

None

3 External auditor certificate 2022/23

We certify that we have completed our review of Sections 1 and 2 of the Annual Governance and Accountability Return, and discharged our responsibilities under the Local Audit and Accountability Act 2014, for the year ended 31 March 2023.

External Auditor Name

PKF LITTLEJOHN LLP

External Auditor Signature



Date

13/09/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 7 July 2023



FUL/MAL/23/00010 Tolleshunt D'Arcy

Proposed demolition of agricultural barns and construction of 2No dwellings.
Land At Spital Farm Station Road Tolleshunt D'arcy
(UPRN - 010094636186)
Messrs William & Robert Bradshaw

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 following approved plans and documents:

PA10 - Site Location Plan

PA13 Rev B - Block Plan

PA04 - Existing Plans and Elevations

PA14 Rev A - Street Elevations

PA11 Rev C - Proposed Site Plan & Floor Plans

PA12 Rev C - Proposed Roof Plan &

Elevations

65205502-SWE-ZZ-XX-DR-TP-0001- Site Access - Visibility Splays

REASON

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

3 **CONDITION**

Areas within the curtilage of the site for the purpose of loading / unloading / reception and storage of building materials and manoeuvring of all vehicles, including construction traffic shall be provided clear of the highway.

REASON

In the interest of highway safety, to ensure that appropriate loading / unloading facilities are available to ensure that the highway is not obstructed during the construction period in accordance with Policy T2 of the Local Plan.

4 CONDITION

Prior to first occupation of the development, the onsite vehicle parking and turning area shall be provided as shown in principle on drawing PA11 Rev B. Each parking space shall have dimensions in accordance with current parking standards. The vehicle parking areas shall be retained in the agreed form at all times.

REASON

To protect the amenity of future occupiers in accordance with Policy D1 of the Maldon District Local Development Plan and the NPPF.

5 CONDITION

No unbound material shall be used in the surface treatment of a vehicular access within 6 metres of the highway boundary.

REASON

To avoid displacement of loose material onto the highway in the interests of highway safety in accordance with policy D2.

6 CONDITION

There shall be no discharge of surface water onto the Highway.

REASON

To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety in accordance with Policy T2 of the Local Plan.

7 CONDITION

No development work above ground level shall occur until a detailed Sustainable Urban Drainage Scheme as specified in the Essex Sustainable Drainage Systems Design Guide has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented prior to occupation of the development and should include and not be limited to: Discharge rates/location Storage volumes Treatment requirement Detailed drainage plan A written report summarising the final strategy and highlighting any minor changes to the approved strategy Where the surface water drainage strategy proposes the use of soakaways the

details of the design and the results of a series of percolation tests carried out upon the subsoil in accordance with DG 365 2016. You are advised that in order to satisfy the soakaway condition the following details will be required:- details of the area to be drained, infiltration rate (as determined by BRE Digest 365), proposed length, width and depth of soakaway, groundwater level and whether it will be rubble filled. Where discharging to a watercourse the proposed scheme shall include details of the destination and discharge rates equivalent to "greenfield runoff" up to and including a 1 in 100 year rainfall event inclusive of climate change. This is typically achieved by installing some form of attenuation on site e.g. temporary storage. The rate should be restricted to the 1 in 1 greenfield rate or equivalent greenfield rates with long term storage (minimum rate 1l/s). If the land is designated as a Brownfield Site it should aim to limit run-off for a storm event that has a 100% chance of occurring each year (1 in 1 year event) OR demonstrate 50% betterment of the current rates. The applicant must demonstrate that the system is an appropriate point of discharge for the site. The discharge hierarchy should be used to determine discharge location. This is particularly important when considering greenfield development which may currently discharge to a sewer but may have the capacity to discharge to a watercourse or to the ground. If not, then further information/assessment will be required to determine the suitability of the system to convey the proposed flows and volumes of water. Evidence will be required that the development will not increase risk to others. If the proposed discharge point is outside the development site then the applicant will need to demonstrate that the necessary permissions and or agreements to achieve connection are possible. Where the local planning authority accepts discharge to an adopted sewer network you will be required to provide written confirmation from the statutory undertaker that the discharge will be accepted. Prior to first occupation a maintenance plan detailing the maintenance arrangements including who is responsible for different elements of the surface water drainage system and the maintenance activities/frequencies, has been submitted to and agreed in writing, by the local planning authority.

REASON

In the interest of sustainable development in accordance with Policy S1 7), Policy D2 5) and Policy D5 1) and 4) of the Local Plan and the provisions of the National Planning Policy Framework.

8 CONDITION

No development work above ground level shall occur until details of the foul drainage scheme to serve the development shall be 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.

REASON

In the interest of public amenity and in accordance with Policy D1 4) and Policy D5 6) of the Local Plan.

9 CONDITION

No development shall commence, other than where necessary to carry out additional investigation, 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 in writing by the local planning authority. 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 approved scheme have been implemented, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority may give approval for the commencement of development prior to the completion of the remedial measures when it is deemed necessary to do so in order to complete the agreed remediation scheme. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. This shall be conducted in accordance with the Essex Contaminated Land Consortium's 'Land Affected by Contamination: Technical Guidance for Applicants and Developers' and DEFRA and the Environment Agency's, Land Contamination Risk Management (LCRM) The development hereby permitted shall not commence until the measures set out in the approved report have been implemented.

REASON

To prevent pollution in accordance with Policy D2 of the Maldon District Local Development Plan and the NPPF.

10 CONDITION

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works.

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 for approval.

The written verification shall include that:

- i) All contaminated material removed from the site is removed by an appropriate licensed contractor to a facility approved by the Environment Agency

- ii) All imported material is suitable for its intended use
- iii) All agreed remediation measures identified as necessary in the contaminated land assessment have been undertaken to render the site suitable for the use specified.

This must be conducted by a competent person and in accordance with the Environment Agency's Land Contamination Risk Management (LCRM) and the Essex Contaminated Land Consortium's 'Technical Guidance for Applicants and Developers' and is subject to the approval in writing of the Local Planning Authority.

REASON

To prevent pollution in accordance with Policy D2 of the Maldon District Local Development Plan and the NPPF.

11 CONDITION

Prior to the commencement of the development the applicant shall submit in writing a construction management plan to the local planning authority for approval. Within the construction management plan it must consider the following requirements: 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 0730 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.

REASON

In the interest of public amenity in accordance with Policy D1, 4) and Policy D2, 6) of the Local Plan.

12 CONDITION

Prior to first occupation of either house hereby permitted the following ecological enhancements shall be implemented and thereafter retained as such:

- 1) Hedgehog gaps to be installed in adjoining and boundary fencelines.
- 2) 2 x House Sparrow Terraces to be sited on new buildings
- 3) Hedgehog nesting box to be sited at base of boundary Hedge (indicated location in 3219_PA11_B is acceptable)
- 4) 2 x solitary bee hives to be erected at the site (indicated locations in 3219_PA11_B are acceptable)
- 5) 2 x bat roost boxes are to be sited on or built-in to new buildings.

REASON

In the interest of biodiversity and promoting sustainable development in accordance with Policy N2 of the Local Plan and the provisions of the National Planning Policy Framework and allow the LPA to discharge its duties under the s40 of the NERC Act 2006 (Priority habitats & species).

13 CONDITION

No development or demolition/conversion of any kind shall take place within the site until the applicant, their agents, the owner of the site or successors in tile, have secured the implementation of a programme of archaeological recording from an accredited archaeologist or historic building specialist in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. The development shall be carried out in a manner that accommodates the agreed programme of works. The archaeological work will comprise historic building record of the proposed development area. All fieldwork should be conducted by a professional recognised historic building recorder in accordance with a brief issued by this office.

REASON

In the interest of protecting a heritage asset and in accordance with Policy D3 of the Local Plan and section 16 of the National Planning Policy Framework.

14 CONDITION

Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending, revoking or re-enacting that Order) no garages, extensions or separate buildings (other than ancillary outbuildings not exceeding 10 cubic metres in

volume) shall be erected within the site without planning permission having been obtained from the Local Planning Authority.

REASON

To ensure the protection of the amenity and environmental quality of the locality in accordance with Policies S1 and D1 of the Maldon District Local Development Plan (2017), and the policies and guidance contained in the National Planning Policy Framework (2021).

15 CONDITION

Details of the siting, height, design and materials of the treatment of all boundaries including gates, fences, walls, railings and piers shall be submitted to and approved in writing by the local planning authority. The approved boundary treatment shall be constructed prior to occupation of either dwelling and be retained as such thereafter.

REASON

In the interest of the character and appearance of the area, in accordance with Policies S8, D1 and H4 of the Maldon District Local Development Plan (2017) and the policies and guidance contained within the National Planning Policy Framework (2021)

16 CONDITION

Full details of both hard and soft landscaping 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 landscaping 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

In the interest of the character and appearance of the area, in accordance with Policies S8, D1 and H4 of the Maldon District Local Development Plan (2017) and the policies and guidance contained within the National Planning Policy Framework (2021)

INFORMATIVES

- 1 Waste Management - The applicant should consult the Waste and Street Scene Team at Maldon District Council to ensure that adequate and suitable facilities for the storage and collection of domestic waste and recyclables are agreed, and that the site road is constructed to accommodate the size and weight of the Council's collection vehicles.

- 2 Should the existence of any contaminated ground or groundwater conditions and/or hazardous soil gases be found that were not previously identified or not considered in a scheme agreed in writing with the Local Planning Authority, the site or part thereof shall be re-assessed and a scheme to bring the site to a suitable condition shall be submitted to and agreed in writing with the Local Planning Authority. A "suitable condition" means one in that represents an acceptable risk to human health, the water environment, property and ecosystems and scheduled ancient monuments and cannot be determined as contaminated land under Part 2A of the Environmental Protection Act 1990 now or in the future. The work will be undertaken by a competent person in accordance with the Essex Contaminated 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: David Green

Dated : 30/06/2023



Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 4

HOUSE/MAL/23/00324 Tolleshunt D'Arcy
Construction of new oak framed porch
23 Tollesbury Road Tolleshunt D'arcy Maldon Essex
(UPRN - 100090565029)
Mr John Barber

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 complete accordance with the approved drawing: 2022_02 07 Rev P1, 2022_02 06 Rev P1, 2022_02 04 RevP2, 2022_02_01_P2, 2022_02 02 Rev P2, 2022_02 03 Rev P2 and 2022_02 05 Rev P2.

REASON

In order to ensure that the development is carried out in accordance with the approved details.

3 **CONDITION**

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

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and H4 of the approved Local Development Plan and 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 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 : 28/07/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 7 July 2023



WTPO/MAL/23/00427 Tolleshunt D'Arcy

T1 - Horse Chestnut located in 41A & T7 - Horse Chestnut Located in 39 - Crown reduction by 2m. Lateral reduction away from roof line by 2m. Crown thin by 30% & removal of deadwood.

41A & 39 D'arcy Way Tolleshunt D'arcy Maldon Essex
(UPRN - 010014002808)

Mrs Kristie Crozier

APPROVE subject to the following conditions:-

1 **CONDITION**

The works hereby permitted shall be carried out in accordance with the British Standard Recommendations for Tree Works (BS3998:2010).

REASON

To safeguard the health and appearance of the trees.

2 **CONDITION**

The works hereby permitted shall be carried out within 2 years from the date of this permission.

REASON

To ensure that the works are carried out whilst they are still relevant to the condition of the trees.

INFORMATIVE

The applicant is advised that it is an offence to disturb, kill or injure protected species and their associated breeding site/s and/or resting place/s under the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017. Should a protected species be found during the course of the works, the applicant should stop work and contact Natural England for further advice.

Officer: Jade Elles
Dated : 06/07/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 21 July 2023



LBC/MAL/23/00431 **Tolleshunt D'Arcy**
Conversion of rear window to a door
Darcy House 1 South Street Tolleshunt D'arcy Maldon
(UPRN - 100090564065)
Mrs Laura Brown

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 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, 1093-PL-01 (Existing and proposed floor plans, elevations & site location plan) and 1093-PL-01 (Door plan, elevation & section through).

REASON

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

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 : 18/07/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 14 July 2023



HOUSE/MAL/23/00467 Tolleshunt D'Arcy

Erection of a part single-storey, part two-storey rear extension.
The Vinery 3 Kelvedon Road Tolleshunt D'arcy Maldon
(UPRN - 100090560744)
Mr Ken Sams

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) of the Town and Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

- 3KR.23.01 Existing Plans & Elevations
- 3KR.23.02A Proposed Plans & Elevations
- 3KR.23.03 Block Plan and Location Plan
- 3KR.23.04A Proposed Block Plan
- 3KR.23.05A Existing and Proposed Site Plan

REASON

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

3 **CONDITION**

The front first-floor sash windows shall not be replaced and shall be repaired and retained unless written justification has been submitted to and approved in writing by the Local Planning Authority prior to their removal.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

4 CONDITION

Large-scale drawings of new windows and external doors- illustrating elevations at 1:20 and sections through glazing bars, sealed units, heads, cills and jambs at 1:2 - shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

5 CONDITION

The spacer bars within the double-glazed units shall be finished white to match the colour of the joinery.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

6 CONDITION

The windows shall not incorporate trickle vents unless their design has been approved in writing prior to the installation of the windows.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

7 CONDITION

Details of the design of the rooflights to be used shall be submitted to and approved in writing by the Local Planning Authority prior to their installation.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

8 CONDITION

Samples or high-quality photographs of the bricks and roof tiles to be used and information on their source shall be submitted to and approved in writing by the Local Planning Authority prior to their use.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

9 CONDITION

All new brickwork shall be laid in lime mortar and any repointing of existing brickwork shall be done using lime mortar, a specification for which shall be submitted to and approved in writing by the Local Planning Authority prior to any new brickwork being laid or repointing being carried-out.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.

10 CONDITION

Before any of the existing brickwork is repointed, a sample area of repointing (no more than 1 metre square) shall be carried out for approval by the Local Planning Authority's conservation officer. The repointing shall be completed in accordance with the approved details.

REASON

In the interest of the character and appearance of the area in accordance with policies D1 and D3 of the approved Local Development Plan and 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 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: Juliet Kirkcaldy
Dated : 10/07/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 18th August 2023



HOUSE/MAL/23/00553 Tolleshunt D'Arcy

Erection of single storey side and rear extension and new roof to rear dormer window

1 Grouts Farm Cottage Kelvedon Road Tolleshunt D'arcy Maldon
(UPRN - 200000916088)

Mr and Mrs Eadon

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) of the Town and Country Planning Act 1990 (as amended).

2 **CONDITION**

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

0330 GA00 REV A Proposed Plans
0330 GAex REV A Existing Plans
0330 BP SLP_ Rev A Site Location and Block Plan

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 match the existing dwelling as set out within the application form/plans.

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: Juliet Kirkcaldy

Dated : 14/08/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 1st September 2023



MALDON DISTRICT
COUNCIL

TCA/MAL/23/00679 **Tolleshunt D'Arcy**
T1 & T2 - Oak - Crown lift to a height of 3m
Grass Verge Corner Of Church Street Tolleshunt D'Arcy Essex
(UPRN - 010094636380)
Tolleshunt D'Arcy Parish Council

ALLOWED TO PROCEED

Officer: Juliet Kirkcaldy

Dated : 30/08/2023

Town and Country Planning Act 1990
Weekly List Of Decisions
Week Ending 1st September 2023



TCA/MAL/23/00708 **Tolleshunt D'Arcy**
T1 & T2 Hawthorn - Crown lift to a height of 2m
Grass Verge Corner Of Vicarage Close Tolleshunt D'Arcy Essex
(UPRN - 010094636381)
Tolleshunt D'Arcy Parish Council

ALLOWED TO PROCEED

Officer: Juliet Kirkcaldy
Dated : 30/08/2023

10 August 2023

MALDON DISTRICT COUNCIL

Princes Road
Maldon
Essex CM9 5DL

www.maldon.gov.uk



Clerk to Tolleshunt Darcy Parish Council
PO Box 13205
Maldon
Essex
CM9 9FU

Enquiries to: Devan Hearnah
Email: dc.planning@maldon.gov.uk

Dear Sir/Madam

Application No: 22/00903/FUL PP-11461507
Proposal: Demolition of outbuilding and erection of 7 bed dwelling for supported living
Location: Land At Dodo Mansion Kelvedon Road Tolleshunt D'arcy

Further to our recent correspondence on the above application I can inform you that the applicant has decided to withdraw the application. The application will therefore no longer be considered by the Council and the application file has been closed.

Should the applicant decide to submit a further application it would be publicised in the normal way and consultations will be undertaken on the new application.

Yours faithfully



Michael Johnson
Lead Specialist Development Management



Parish/Town Council	Month	Total Number of Hours
Tolleshunt D'Arcy	July	3
Number of Tru Cam Patrols	Hours Spent on Tru Cam	Number of Offenders
6	3	23

Officer	Parish	Date	Start	Finish	Total	Speed Enforcement Patrol (TRUCAM)	Drivers caught speeding	Comments/Any other duties
AR/LF	Tolleshunt D'Arcy	04/07/2023	10:20	10:50	00:30	T496	2	
AR/SC	Tolleshunt D'Arcy	05/07/2023	14:25	14:55	00:30	M018	2	
AR/DR	Tolleshunt D'Arcy	07/07/2023	10:05	10:35	00:30	M018	3	
AR/DR	Tolleshunt D'Arcy	07/07/2023	13:45	15:15	00:30	T496	3	
AR/BC	Tolleshunt D'Arcy	10/07/2023	11:25	11:55	00:30	M018	6	
AR/DR	Tolleshunt D'Arcy	16/07/2023	14:35	15:05	00:30	M018	7	
					3:00:00		23	

Parish/Town Council	Month	Total Number of Hours
Tolleshunt D'Arcy	August	3
Number of Tru Cam Patrols	Hours Spent on Tru Cam	Number of Offenders
6	3	18

Officer	Parish	Date	Start	Finish	Total	Speed Enforcement Patrol (TRUCAM)	Drivers caught speeding	Comments/Any other duties
AR/LF	Tolleshunt D'Arcy	03/08/2023	15:10	15:40	00:30	T496	3	
AR/DR	Tolleshunt D'Arcy	07/08/2023	10:10	10:40	00:30	T496	1	
AR/DR	Tolleshunt D'Arcy	07/08/2023	10:45	11:15	00:30	M018	5	
AR/BC	Tolleshunt D'Arcy	08/08/2023	14:45	15:15	00:30	M018	3	
BC/AR	Tolleshunt D'Arcy	10/08/2023	15:20	16:05	00:45	T496	3	
AR	Tolleshunt D'Arcy	13/08/2023	15:20	15:50	00:30	M018	3	
					3:15:00		18	