

TOLLESHUNT MAJOR PARISH COUNCIL

Minutes of the Ordinary Meeting held on 13.1.2026 in St Nicholas Hall Tolleshunt Major

Present: Chair – Councillor K Neath
Vice Chair – Councillor A Taylor
Councillors M Coster, A Dye, T Parrott and M Thompson (MDC Ward Member)
Parish clerk – V Banyard
19 members of the public.

It was **RESOLVED** that the order of the meeting should be changed by moving the public session to item number 4 on the agenda.

4992.25 To receive apologies for absence and Declarations of Interest in the Meeting’s agenda items.

There were no apologies for absence.
Councillor Mrs Taylor declared an interest in item 4995.25 – planning application 25/01060/OUTM below.

4993.25 To approve the Minutes of the Ordinary Meeting held on 9.12.2025.

It was **RESOLVED** to approve the above Minutes.

4994.25 To consider an application by Mr C Norris to fill a vacancy on the Council.

A letter of application for the post of Councillor was received from Mr C Norris and it was **RESOLVED** that Mr Norris should be co-opted onto the Council. Councillor Mr Norris then signed the Declaration of Acceptance of Office and was welcomed as a member.

The meeting was then adjourned to allow the public session to take place.

Public session.

To allow members of the public to ask or answer questions or give evidence or information on matters relevant to the business of the Council.

The agent for 25/01060/OUTM below spoke on behalf of his client and outlined the reasons for the application and gave details of the proposed layout. Members of the public then voiced their objections. It was noted that no planning notice had been posted on the site but this is being rectified, and Councillor Mrs Thompson (Ward Member) advised that she has called in the application for the North West Planning Committee. A summary of the above is given in Appendix A of these Minutes.

The meeting was then re-adjourned to allow the business in the agenda to continue.

4995.25 Planning

Planning decisions from Maldon District Council – None received to date.

Latest planning application:

25/01060/OUTM	Land adjacent Davenbrook Plains Road Little Totham	Outline application with all matters reserved, for the erection of up to 14 dwellings (C3 land use) with associated parking, access and landscaping Councillors discussed the issues raised by residents and their own opinions of this application, and it was unanimously RESOLVED to object on the grounds given in Appendix B of these Minutes.
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Enforcement To receive any updates or responses from Maldon District Council and to note the current position. There was nothing to report.

To consider any other planning issues. No matters were raised.

4996.25 Finance

Councillors received the financial report, bank statement, updated accounts spreadsheet and bank reconciliation for January

It was **RESOLVED** to authorise the following expenditure:

1.	£	324.40	V Banyard	Clerk's salary, office allowance and expenses Jan
2.	£	72.33	HMRC	Clerk's tax Jan
3.	£	651.82	Maldon District Council	Grounds maintenance Q3

The list of payments above has been examined by the Council's Responsible Financial Officer, verified and certified against invoices where present.

Any further updates on the move to internet banking. Councillor Mrs Dye has still not heard from Barclays regarding authority to approve on line payments. She will liaise with Councillor Neath to get this set up.

4997.25 To consider a report (if available) from the Clerk's salary committee meeting.

The committee has met and prepared a draft report, and will now meet with the clerk to discuss this. The matter will then be included on the agenda for the February meeting.

4998.25 To further consider and finalise the budget for the year 2026-2027.

The draft budget as presented by Councillor K Neath was discussed and it was **RESOLVED** that this is adopted. The clerk reported that the Council is locked in to an agreement with its current insurers for one more year.

4999.25 To set the precept for the year 2026-2027.

It was **RESOLVED** that the precept is set at £14,000 for the above year.

5000.25 To consider any issues concerning the playing field and play area – including:

Play area - Report on any further work/repairs which have taken place, and provision of a new bench.

The weather remains totally unsuitable for any work to be done. Councillor Mr Coster will obtain an update on the cost of a replacement seat.

Tree works – dead oak tree. To report on the date when the felling of the oak tree will take place. This is weather dependant but Bonz Cairey will be asked to cut down the damaged branches on the tree near the gate into the field at the same time as the oak tree is dealt with.

Update on Essex Wildlife Trust Rangers – carrying out of minor works on the trees/bushes in the playing field. (This work is to follow the felling of the oak tree as above). No date is yet given for this work.

Any other issues concerning the playing field. Councillor Mr Parrott will put up the two new signs recently purchased for the play area gates.

Councillors accepted the draft grounds maintenance contract from Maldon District Council for the 2026-2027 season.

5001.25 To consider any Highways issues

Repair or works issues To consider any new matters raised and any further responses from Councillor Mark Durham concerning highways issues in the parish. Nothing further has been heard. It was noted that there is a large pothole in the road near to Appletons Contracts in Loamy Hill Road.

Public rights of way. To receive any reports. All paths in the parish are very wet and muddy at the moment.

Speed Indicator Device (SID). To receive an update on a grant application made for funding the SID. The grant application has been successful. As part of the process the Parish Council considered a draft Safeguarding Policy and it was **RESOLVED** that this should be adopted and a copy sent to Maldon District Council.

Fly tipping in Brickhouse Road – update. There is nothing to report.

To note that Beckingham Street will be closed for works by Gigaclear from 0800 on 3.2.2026 to 1800 on 16.2.2026. Councillors expressed concern that this will lead to considerable inconvenience and traffic congestion whilst the road is closed.

Any other issues concerning Highways

There were no other matters to report.

5002.25 Devolution of Local Government – Update. There was nothing to report.

5003.25 To note any other issues or information which may be raised – including:
Items for the Parish Council corner in the Major News. The Council discussed the future of the Major News and the need for editorial control to obtain and collate articles for the magazine. Councillor Mr Coster undertook to find out if the Parish Council and PCC could liaise on discussing how this could be done..

5004.25 To consider other items for information or for inclusion in future agendas.

No other matters were raised.

As there was no further business the meeting was closed at 9.00 pm.

The above Minutes were approved at the meeting dated 10.2.2026 and recorded as Minute Reference 5006.25

Appendix A

**25/01060/OUTM. Land adjacent Davenbrook Plains Road Little Totham.
Summary of points raised in the public session of the above Meeting**

The agent for the applicant

The agent advised that the Maldon District Local Development Plan had not been reviewed in 2022 and that, under new government policy, there was now a housing shortage in the area. This includes affordable housing, which the private sector now needs to provide. Despite large scale development in the Maldon District a five year land supply cannot be shown.

The agent discussed the layout of the application, noting that a footpath had been provided for road safety reasons and part of the site (the floodplain) would be retained and managed by the land owner to allow a green area with public access.

Members of the public

Concern was raised at the lack of amenities and accessibility of the site. There is no bus service and access to community facilities would be very difficult without the use of private cars. This could especially be a problem for future residents of the affordable housing.

Given the above it could lead to social isolation amongst some of the residents of the proposed development.

There was concern about the flooding risk raised by a new development, given that the area is already prone to flooding due to the lack of mains drainage. Questions were asked about where the output from the septic tanks of the new housing would be released. It was noted that to date the Environment Agency has made no response to the application.

There was concern that insufficient parking for visitors to the new housing could lead to anti social parking on Plains Road. Residents also pointed out that there are no pedestrian footways or walkable verges in the area to allow future residents access to community facilities.

The access road into the proposed development would be very close to the Loamy Hill Road/Plains Road/Witham Road junction which is already a real accident blackspot. It is also the official route into and out of Beckingham Business Park and carries much HGV traffic and also has a speeding problem.

It was noted that the response from Highways was made at a time when the application was for 8 houses but it is now for up to 14.

The application, being of a cul de sac design, is out of character with the existing houses in the area.

Residents spoke of the impact on wildlife currently on the site – it is known as a maternity route for bats.

Nineteen members of the public attended the meeting and unanimously objected to the application.

Appendix B

Tolleshunt Major Parish Council - Response to Planning Application 25/01060/ OUTM

OBJECT for the following reasons:-

1. Firstly we are of the view that, being outside any settlement boundary, this application does not comply with Policy S8 of the Maldon Local Plan.

2. The site has poor access and is considered to be contrary to Policy T2. The roads from the settlement to the villages of Little Totham and Tolleshunt Major are dangerous for walking or cycling. Most of the speed limit is 60mph, there are no pavements or streetlights and the roads are narrow. Both roads are used by HGVs accessing Beckingham Business Park. There are no public bus services and a limited school bus service. There would be a total dependence on private car use.

3. There are very limited local services and facilities. Little Totham and Tolleshunt Major only have a pub. The nearest doctors / dentist / shops are at least 4 miles away.

4. There is poor infrastructure. There is limited connectivity on rural roads. There is no mains drainage / sewage which means that each of the 14 proposed properties would need a septic tank which would drain into ditches. This increases the risk of contamination and flooding.

5. We consider that the proposed density is too high. Given that there are a similar number of properties opposite and adjacent to the site on a much larger footprint, an additional 14 on a smaller plot would, in our view, create an overdeveloped site of small, cramped houses at odds with the existing street scene and incongruous in its rural setting.

6. We do not consider that a properly evidenced need for affordable housing in this location has been made. Other than reference to the current housing register (where the need is stated as being for Little Totham / Tolleshunt Major which are detached settlements) there is no recourse to affordable housing plans, policies or strategies to inform the need, size, number or tenure required. Simply providing properties to match today's requirement does not future proof the development or make it sustainable.

7. The open, uninhabited area is part of the natural habitat of local wildlife including birds of prey and bats.