



## AGENDA

Meeting of: **Planning Applications & Transport Sub-Committee**

Date: **Monday, 16<sup>th</sup> September 2019** Time: **6.30 p.m.**

Place: **Town Hall, 61 Newland Street, Witham, Essex.**

**Members are hereby summoned to attend the above Meeting to transact the following business. Members are respectfully reminded that each item on the Agenda should be carefully examined. If you have any interest, it must be duly declared.**

To be present:	Councillors:	J.C.	Goodman	(Chairman)
		Mrs A.	Kilmartin	(Vice Chairman)
		Mrs S.	Ager	
		K.L.	Atwill	
		P.R.	Barlow	
		J.C.	Bayford	
		S.E.	Hicks	
	Miss C.		Jay	
		M.C.M.	Lager	
	Mrs S.C.		Lager	
		C.S.	Livermore	
		T.A.	Pleasance	
		R.P.	Ramage	
		P.M.	Ryland	
	Miss M.L.		Weeks	
		R.	Williams	

**1. APOLOGIES**

To receive apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting held on 2<sup>nd</sup> September 2019 (previously circulated).

**3. INTERESTS**

To receive any declarations of interests that Members may wish to give notice of on matters pertaining to any item on this Agenda.

4. **QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

Members of the press and public will be invited to address the meeting regarding any item on the Agenda.

5. **CLERK'S REPORT**

To receive a verbal report from the Clerk on any matters arising from the previous meeting.

6. **PART 1 APPLICATIONS**

To approve officer 'no objection' recommendations for applications listed under [Part 1](#) without debate. *Applications may be moved to Part 2 where Members are in disagreement with recommendations by giving 24 hours' notice to the committee clerk.*

7. **PART 2 APPLICATIONS**

To consider applications in [Part 2](#).

8. **REVISED PLANS**

To consider any revised plans received by Braintree District Council that have previously been commented upon.

9. **DECISIONS**

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

**EXCLUSION OF THE PRESS AND PUBLIC**

**TO RESOLVE** That under the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the Meeting for the following items of business on the grounds that publicity would be prejudicial to the public interest by reason of the confidential nature of the legal advice.

10. **LEGAL ADVICE**

To receive a report (attached).

11. **PUBLIC DOMAIN**

To consider whether the item discussed in Private Session should be moved into the Public Domain.



James Sheehy  
Town Clerk  
GK/11.9.2019

## PART 1

### APPLICATIONS WITH OFFICER 'NO OBJECTION' RECOMMENDATIONS TO BE CONSIDERED "EN BLOC" WITHOUT DEBATE.

#### Applications Received:

The following applications have been made to the District Council for planning permission under the Town & Country Planning Acts and referred to the Town Council as a statutory consultee. Copies of the applications and accompanying plans may be seen at the Planning Department Causeway House, Bocking End, Braintree or online at [www.braintree.gov.uk](http://www.braintree.gov.uk)

PLEASE NOTE: Under the Local Government (Access to Information) Act 1985, representations cannot be treated in confidence. Witham Town Council is not responsible for issuing planning decisions.

19/01549/FUL	1 Freebournes Road, Witham, Essex	Central	Single storey side extensions, installation of pre-fabricated toilet block, installation of new external water tank and fenestration and door alterations
19/01552/PLD & PP-08101218	3 Dart Close, Witham, Essex	West	Rear extension

[Back to Agenda](#)

## PART 2

### APPLICATIONS FOR MEMBERS' DEBATE

#### Applications Received:

The following applications have been made to the District Council for planning permission under the Town & Country Planning Acts and referred to the Town Council as a statutory consultee. Copies of the applications and accompanying plans may be seen at the Planning Department Causeway House, Bocking End, Braintree or online at [www.braintree.gov.uk](http://www.braintree.gov.uk)

PLEASE NOTE: Under the Local Government (Access to Information) Act 1985, representations cannot be treated in confidence. Witham Town Council is not responsible for issuing planning decisions.

19/01592/LBC	Witham Library, 18 Newland Street, Witham	Central	Proposed replacement roof finish to main entrance canopy
19/00222/TPOCON	Catholic Presbytery, 14 Guithavon Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area - Reduce 2 Juniper fastigiata which forms part of hedging, to 8 feet after growing too tall
19/00225/TPO	Walnut House, Collingwood Road, Witham	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order 15/07 - Cut back Walnut to give 2 metres clearance from building
19/00226/TPOCON	Walnut House, Collingwood Road, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area - Trim back to give 2 metres clearance from the building
19/00233/TPO	Land At, Hardy Walk, Witham	South	Notice of intent to carry out works to tree protected by Tree Preservation Order 21/01 - Carry out up to 20% thinning to the internal crown of 1 large Oak
19/01577/HH	12 Halfacres, Witham, Essex	South	Single storey rear and side extension
19/01600/HH	89 Haygreen Road, Witham, Essex	South	Retention of outbuilding

## Witham Town Council – Planning Application Report

**Application No:-** 19/01592/LBC

**Address:-** Witham Library, 18 Newland Street, Witham

**Ward:-** Central

**Proposal:-** Proposed replacement roof finish to main entrance canopy

**Relevant Site History:-**

**Representations:-**

**Summary:-** The library is a Grade II Listed Building. It has suffered repeated loss of the lead on its front entrance canopy. Whilst it would be preferred to replace the lead because it is clearly visible to the public it is considered that it will be subject to theft again so zinc is suggested as the alternative which is in line with English Heritage advice. Members will remember that it has been used as a substitute for lead in other buildings in the Conservation Area.

**Recommendation:-** No objection subject to the advice of the Listed Buildings Officer

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00222/TPOCON  
**Address:-** Catholic Presbytery, 14 Guithavon Street, Witham  
**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to trees in a Conservation Area - Reduce 2 Juniper fastigiata which forms part of hedging, to 8 feet after growing too tall

**Relevant Site History:-**

**Representations:-**

**Summary:-** There is nothing on the District Council's website except an email asking for permission to reduce two juniper fastigiata (definition - having erect branches often appearing to form a single column with the stem). The Tree Warden has been asked to comment but the work seems reasonable.

**Recommendation:-** No Objection subject to the Tree Warden's Advice.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00225/TPO  
**Address:-** Walnut House, Collingwood Road, Witham  
**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to tree protected by Tree Preservation Order 15/07  
- Cut back Walnut to give 2 metres clearance from building

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is the first of two applications for work to trees at Walnut House. The proposal is to cut back the walnut tree to give 2m clearance from the building. There is no indication as to how much of the tree will be removed. The Tree Warden has been asked to make a site visit and advise.

**Recommendation:-** To await the advice of the Tree Warden.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00226/TPOCON  
**Address:-** Walnut House, Collingwood Road, Witham  
**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to trees in a Conservation Area - Trim back to give 2 metres clearance from the building

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is the second application at Walnut House to trim back other trees to give 2m clearance from the building. Likewise there is no indication as to the amount of pruning required.

**Recommendation:-** To await the advice of the Tree Warden.

**Policy References:-**



## Witham Town Council – Planning Application Report

**Application No:-** 19/00233/TPO  
**Address:-** Land At, Hardy Walk, Witham  
**Ward:-** South

**Proposal:-** Notice of intent to carry out works to tree protected by Tree Preservation Order 21/01  
- Carry out up to 20% thinning to the internal crown of 1 large Oak

**Relevant Site History:-**

**Representations:-**

**Summary:-** Unfortunately there is nothing on the District Council's website yet. They have been asked to the relevant documentation on and I will seek the Tree Warden's advice once this information is to hand.

**Recommendation:-**

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01577/HH  
**Address:-** 12 Halfacres, Witham, Essex  
**Ward:-** South

**Proposal:-** Single storey rear and side extension

**Relevant Site History:-**

**Representations:-** There have been no representations received from neighbours

**Summary:-** This is a semi detached house. The proposal is to remove an existing conservatory to the rear of the house and to erect a wrap round single storey extension to include a garage, utility and family room along the back of the property. The roof will be sloping with velux windows. The extension will be 2.5m in width at the front and extend 3.2m into the garden. Materials will match existing.

**Recommendation:-** Although this is a street where the houses do not have garages, a number of homes have been extended so the proposal is not detrimental to the street scene. I would suggest that so long as the neighbours are happy with the proposals that the Town Council offers no objection.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01600/HH  
**Address:-** 89 Haygreen Road, Witham, Essex  
**Ward:-** South

**Proposal:-** Retention of outbuilding

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a retrospective planning application for a brick outbuilding to be used as a home office. The dimensions of the building are 3.8m by 3.2m with a height of 3.2m to the apex of the roof. The outbuilding is at the bottom of the garden and can be seen from over the fence. The applicant proposes to render the building and paint it cream.

**Recommendation:-** It is a trend to work at home and the solution is often a home office in the garden. This outbuilding is very solid in construction and the roof is tall so that it can be easily seen over the fence. I would suggest that there should be no objection in principle but a decrease in roof height to reduce its dominance.

**Policy References:-**

[Back to Agenda](#)

Application	Details	BDC Decision	WTC Recommendation
19/01196/FUL - The Victoria PH Powers Hall End Witham Essex CM8 1LT	Construction of two detached dwellings	Application Refused	Recommend Refusal on the grounds that the land adjacent to the Victoria PH would be required for the parking provision for the converted house as the land shown for parking is in fact highway owned and maintained; and on the grounds of over-massing of the site.
19/00852/PLD - 30 Stourton Road Witham Essex CM8 2EZ	Construction of rear dormer extension to bungalow	Application Permitted	No objection

[Back to Agenda](#)