



Town Hall | 61 Newland Street | Witham | CM8 2FE  
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## MINUTES

### PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 8<sup>th</sup> January 2024**

Place: **Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE**

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	Arrived 18:33pm
J.M.	Coleman	
L.	Headley	
J.	Martin	
R.	Ramage	
A.	Sloma	
E.	Williams	
G.	Kennedy	(Planning Officer)
S.	Smith	(PA to the Council)

#### 174. APOLOGIES FOR ABSENCE

Apologies for absence were received from Cllr T. Hewitt.

**RESOLVED** That the apologies be received and approved.

#### 175. MINUTES

**RESOLVED** That the Minutes of the Meeting of the Planning and Transport Committee held 12<sup>th</sup> December 2023 be confirmed as a true record and signed by the Chairman.

#### 176. INTERESTS

The Planning Officer explained that details of the application for the refurbishment of the ground floor toilets at the Town Hall had been received and in view of the Town Council's interest the application would be received and noted.

All Members of the Witham Labour Party declared a non-pecuniary interest in applications 23/02912/HH & 23/02913/LBC, 58 Powers Hall End, Witham, Essex, as they all knew the applicant.

**177. QUESTIONS AND STATEMENTS FROM THE PUBLIC**

Two members of the public attended the meeting to speak on application 23/03011/HH - 1 The Stables, Howbridge Hall Road, Witham, to raise their concerns. They explained that properties in this area were very close together and this proposed dormer would result in extreme overlooking and subsequent privacy issues.

Members thanked them for their comments and agreed to bring this application forward for discussion, in light of the public attendance.

**23/03011/HH**

**1 The Stables, Howbridge Hall Road, Witham**

Loft conversion with dormer at the rear

Members commented that the two bedrooms in the attic will be to the rear of the property and will directly overlook the neighbouring properties.

**RECOMMEND REFUSAL** On the grounds of the adverse impact on neighbouring amenity, i.e. privacy contrary to LPP36d.

**178. PLANNING OFFICER'S REPORT**

The Planning Officer had nothing to report.

**179. PART 1 APPLICATIONS**

**23/02937/HH**

**47 St Nicholas Road, Witham**

Two storey rear extension

**NO OBJECTION**

**180. PART 2 APPLICATIONS**

**23/02912/HH**

58 Powers Hall End, Witham, Essex  
Conversion of garage and stables to habitable accommodation, including replacement external walls, replacement of fenestration, installation of walls to cartlodge, removal of walls. Creation of accommodation above existing cartlodge, including insertion of rooflights. Conversion of basement to habitable accommodation including increase in size of lightwells, replacement flooring, removal of walls and construction of stud walls, insertion of boiler and associated flue. Erection of gates to driveway access.

**NO OBJECTION**

**23/02913/LBC**

58 Powers Hall End, Witham, Essex  
Conversion of garage and stables to habitable accommodation, including replacement external walls, replacement of fenestration, installation of walls to cartlodge, removal of walls. Creation of accommodation

above existing cartlodge, including insertion of rooflights. Conversion of basement to habitable accommodation including increase in size of lightwells, replacement flooring, removal of walls and construction of stud walls, insertion of boiler and associated flue. Erection of gates to driveway access.

**NO OBJECTION** subject to the Listed Building's Officer being satisfied with proposed materials.

**23/02988/FUL**

Witham Town Council, Town Hall, 61 Newland Street, Witham  
Refurbishment of existing toilets and creation of new external door entrance with ramp

**RESOLVED** To receive and note.

**23/02996/LBC**

Witham Town Council, Town Hall, 61 Newland Street, Witham  
Refurbishment of existing toilets and creation of new external door entrance with ramp

**RESOLVED** To receive and note.

**ESS/42/23/BTE**

**Colemans Quarry, Rivenhall**  
Relocation of plant site

Members commented that the Town Council first considered this application in June 2023 when a decision was made to recommend refusal. The Town Council had taken a decision previously that all applications for the quarry would be refused until all traffic from the site was directed on to the adjacent A12 rather than go through the town.

**RECOMMEND REFUSAL** as this would have adverse impact on neighbouring residents, be a safety issue onto the busy A12 and impact on landscape.

**181. REVISED PLANS**

There were no revised plans.

**182. DECISIONS**

The decisions on Planning Applications pertaining to Witham were received.

**RESOLVED** That the decisions be received and noted.

**183. A12 WIDENING**

The Notes from an officers' meeting with the National Highways, Essex County Council and Braintree District Council in relation to proposed Public Rights of Way and boundary treatments.

**RESOLVED** That the Notes be received and noted.

**184. NATIONAL GRID'S NORWICH TO TILBURY POST CONSULTATION UPDATE, DECEMBER 2023**

An update was received on the National Grid's Norwich to Tilbury post consultation.

**RESOLVED** That the information be received and noted.

**185. CYCLING DEVELOPMENT GROUP**

The Minutes from the Cycling Development Group Meeting held 15<sup>th</sup> December 2023 were received and the comments regarding the proposed cycle routes noted.

**RESOLVED** That the Minutes be received and Members encouraged to take part in the consultation.

**186. PROPOSED STOPPING UP OF HIGHWAY AT THE VICTORIA PUBLIC HOUSE, POWERS HALL END, WITHAM**

A draft Order regarding the stopping up of Highway at the Victoria Public House was received.

Members commented that the reduction of Highway could lead to a loss of visibility and parking and as a result, a negative effect on local residents.

**RESOLVED** That the Town Council raises its objections at this proposal, due to the potential adverse impact on resident and motorist amenity.

It was also agreed to contact Essex County Council South Ward Member, Cllr Derrick Louis, to ensure he was aware of this proposal and its negative ramifications.

There being no further business the Chairman closed the Meeting at 7:29p.m.

Councillor P. Barlow  
Chairman

GK/SS/9.1.2024