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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 6th February 2023**

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

Present: Councillors

J.	Goodman	(Chairman)
K.	Atwill	
P.	Barlow	
P.	Heath	
S.	Hicks	
C.	Lager	
M.	Lager	
T.	Pleasance	
N.	Smith	(Town Clerk)
G.	Kennedy	(Planning Officer)
S.	Smith	(PA to the Council)
C.	Strachan	(Assistant RFO)

And one member of the public.

223. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Kilmartin and Councillor Jay.

RESOLVED That the apologies be received and approved.

224. **MINUTES**

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 23rd January 2023 be confirmed as a true record and signed by the Chairman.

225. **INTERESTS**

No interests were declared.

226. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Mr Palombi, Chairman of the Witham and Countryside Society, raised several points. In regards to Minute 227(c), he highlighted that the town was not Georgian, but in fact late 14th century medieval. He also enquired as to whether any maps relating to the A12 project were available, as reference was made to parcels of land, which he would like clarified. It was agreed that he could liaise with the office to be sent the required maps.

227. A12

- (a) The Notes from the meeting with Andy Goodwin, National Highways, held 19th January 2023 were received.

Councillor M. Lager spoke of the opportunity to get a good deal for the town and raised his concerns. He said that some land ownership was wrongly listed in the Book of Reference which could cause future issues, such as land being transferred incorrectly. He was also concerned that the proposed replacement land would be inadequate. The Town Clerk advised that she had sent the River Walk Transfer Document to National Highways.

The Town Clerk informed Members that she had made a site visit to both pieces of land with the Operations Manager and Andy Goodwin (Costains, National Highways team). She informed Members that they had been content with the southern piece of land which had the potential to be turned into advantageous land with improvements such as benches, bug hotels, and a teaching area. It was considered that vehicles should not be encouraged so the open spaces team would access by foot. It was very open to the A12 so proper fencing and screening would be required.

The Town Clerk then spoke about the northern piece of land which was accessed via Coleman's Fishery up a steep incline. The land was wooded and would be expensive to maintain and not be advantageous to the Town Council. She understood the value of a circular walk but not to the detriment of the Town Council.

Members agreed that the second parcel of replacement land should be rejected as a liability and hoped that funding would be available to connect the River Walk with Whetmead as part of potential improvements.

RESOLVED That the information be received and noted

- (b) The Notes from the Teams meeting with National Highways, Essex County and Braintree District Council officers held 24th January 2023 were received.

Members agreed that this was a positive meeting and would endorse officers working closely together to maximise improvements in Witham. Comment was made about the advantage of ownership whilst Essex County and Braintree District Councils would be relieved of residual responsibility.

Members were informed that a meeting had been held that afternoon with Braintree District Council and a further meeting would be held in two weeks' time.

RESOLVED That the information be received and noted

- (c) A draft Representations Report for submission to the Planning Inspector was received.

The Planning Officer reiterated to Members that this was only a draft report, and therefore there was still time to make amendments before the deadline. She said that the Deputy Town Clerk had checked the contents of the report against Town Council documents.

Members discussed the routing of agricultural vehicles through the town as well as ensuring that National Highways used noise abatement surfacing on both sides of the A12 by Market Lane and Whetmead.

RESOLVED That the Town Council reject ownership of the second parcel of land near Coleman's Fishery because it would not be adequate replacement for open space.

RESOLVED That appropriate amendments be made to the report and it be submitted to the Planning Inspector.

(d) The National Highways' Draft Statement of Common Ground was received.

Members were reminded that this document was also a draft and completion by National Highways would not be needed until May when there would be a new administration.

RESOLVED That the information be received and noted

228. **PLANNING OFFICER'S REPORT**

The Planning Officer explained that representatives from Redrow had attended an informal meeting to discuss the Section 106 Agreement requirement to provide allotments on the Lodge Farm estate. The allotments would need to be provided before the 500th dwelling was occupied which was expected to be in 18 months to two years' time.

RESOLVED That the information be received and noted.

229. **PART 1 APPLICATIONS**

23/00091/HH

9 Gershwin Boulevard, Witham

Erection of single-storey rear extension to existing garden room, with additional pergola to side

NO OBJECTION

23/00134/HH

222 Church Street, Witham

Part single part two storey side extension and garage conversion

NO OBJECTION

230. **PART 2 APPLICATIONS**

23/00033/LBC

58 Powers Hall End, Witham

Replacement of rear double French doors on a like-for-like basis

NO OBJECTION Subject to the Historic Buildings Officer being satisfied with the proposed materials

23/00162/HH

94 Highfields Road, Witham

Proposed first floor rear extension

NO OBJECTION Subject to no representations being made by neighbours

23/00152/OUT

Cullen Mill, 49 Braintree Road, Witham

Outline planning application with all matters reserved for redevelopment of the site involving the erection of 10 residential units and associated access and gardens

Members expressed their disappointment that the Local Plan did not require such developments to have parking provision on the basis that adequate public transport was available.

RECOMMEND REFUSAL on the grounds of elevation of design not reflecting or enhancing the area contrary to LPP52a, impact on neighbouring amenity contrary to LPP52c, design not being sensitive to the need to conserve and enhance local features of architectural and historic importance contrary to LPP52e; and outdoor amenity space not complying with the Essex Design.

231. REVISED PLANS

There were no revised plans.

232. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decision be received and noted.

233. NOTIFICATION OF APPEAL – 22/00559/FUL – ELM COTTAGE AND LAND BETWEEN COMINGMAK AND NEWTON, MALDON ROAD, WITHAM

Members were asked to consider writing a letter of support to the Planning Inspectorate in support of the appellant.

RESOLVED That a letter of support to the Planning Inspectorate be written in support of the appellant.

234. DISABLED PARKING

The revocation of a disabled park bay in Ness Walk and the implementation of a disabled parking bay in Greenfield were noted.

RESOLVED That the information be received and noted.

235. LOCAL HIGHWAYS PANEL

An extract from the Local Highways Panel meeting held 12th January 2023 and the list of Town Council outstanding issues were received.

RESOLVED That the item be deferred to the next meeting due to time constraints

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

Councillor J. Goodman
Chairman

GK/SS/9.2.2023