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MINUTES

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

Date: **Monday, 12th July 2021**

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

Present: Councillors:

J	Goodman	(Chairman)
A	Kilmartin	(Vice Chairman)
K	Atwill	
P	Barlow	(arrived at 6.43 p.m.)
M	Lager	
C	Livermore	
H	Andrews	(Assistant Clerk)
G	Kennedy	(Planning Officer)

And one member of the public.

41. APOLOGIES

Apologies for absence were received from Councillors C Lager and S Hicks who had a previous engagement and Councillor Jay who was unwell.

RESOLVED That the apologies be received and accepted.

42. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning Applications & Transport Committee held 28th June 2021 be confirmed as a true record.

43. INTERESTS

Councillor Kilmartin declared a non-pecuniary interest in Item 14 on the Agenda, which was held over to the next Meeting.

44. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mr John Palombi of the Witham & Countryside Society referred to application 21/01974/FUL – 132 Newland Street Witham, and the need to conform to conservation area guidelines and use of

materials. He also spoke about the Gimsons application and that there had been a holding objection in relation to flooding issues. He added that there had been no decision notice issued.

The Chairman thanked Mr Palombi for his comments.

45. CLERK'S REPORT

The Planning Officer explained that the Town Council had been asked to suggest five street names for the Gimsons' development. It was agreed that Members should give the matter some thought and a decision taken at the next Meeting.

It was also agreed that the A12 widening scheme would be considered at the next Planning Applications and Transport Committee Meeting on 27th July 2021.

RESOLVED That the information be received and noted.

Councillor Barlow arrived at the Meeting.

46. PART 1 APPLICATIONS

21/01841/HH

58 Glebe Road, Witham

Erection of single storey front porch

NO OBJECTION

21/01870/HH

5 Templars Close, Witham

Single storey rear extension

NO OBJECTION

21/01898/HH

8 Town End Field, Witham

Erection of first floor rear extension

NO OBJECTION

21/01954/HH

90A Maldon Road, Witham

Erection of single storey rear and two storey side extension

NO OBJECTION

21/01846/HH

44 Cressing Road, Witham

Single storey rear extension

NO OBJECTION

21/01271/FUL

Olivers Farm House, Maldon Road, Witham

Erection of single-storey unit to be used for storage (Class B8)

NO OBJECTION

21/01728/HH

20 Fleming Way, Witham

Erection of single storey log cabin

NO OBJECTION

21/01873/FUL

The Old School House, 41 Maldon Road, Witham

Demolition of existing single storey store room and rebuild on a like for like basis

NO OBJECTION

47. PART 2 APPLICATIONS

21/01984/FUL

Units 1 – 5 Waterside Business Park, Eastways, Witham

Change of Use from Use Class E (Commercial, Business and Service) and B8 (Storage or distribution), to allow a flexible use under Use Classes E (Commercial, Business and Service), B2 (General Industrial) or B8 (Storage or distribution)

RECOMMEND APPROVAL

21/01932/FUL

66B Newland Street, Witham

Change of Use from Funeral Directors (Class E) to a Skin Clinic (Sui Generis) with associated internal alterations

NO OBJECTION

21/001933/LBC

66B Newland Street, Witham

Change of Use from Funeral Directors (Class E) to a Skin Clinic (Sui Generis) with association internal alterations

NO OBJECTION subject to the advice of the Listed Buildings Officer

21/01974/FUL

132 Newland Street, Witham

Change of use from auction house (Sui Generis) to 1 x 1 bed residential apartment (C3)

Members considered that the materials were inappropriate in a Conservation Area although they had no objection to the change of use to an apartment.

RECOMMEND REFUSAL on the grounds of materials being inappropriate in a Conservation Area.

48. REVISED PLANS

21/01815/HH

9 Duncombe Close, Witham,

Single storey rear extension

Members considered this application at the last Meeting on 28th June 2021 when it was recommended for refusal on the grounds that the garden size would be reduced to approximately half the required space as recommended by the Essex Design Guide and contrary to RLP17.

Members were informed that a revision had been made to the plans and the depth of the extension had now been reduced to 2.4m and the utility room to 3.4m. Members agreed on balance to accept this revision.

NO OBJECTION to the revised plan.

49. DECISIONS

Decisions on planning applications pertaining to Witham were received.

Members noted that application 21/00318/FUL – Land rear of 59 Bridge Street, Witham, had been permitted by Braintree District Council. Members asked that the District Council’s Planning Officer’s report be checked to ascertain why this had been allowed when the access is inadequate. It was also noted that the Town Council had not been informed when the application was to be discussed by the District Council’s Planning Committee so that representations could be made.

RESOLVED That the decisions be received and noted.

50. CHANGES TO USE CLASSES FROM 1ST SEPTEMBER 2020

The updated Changes to Use Classes were received.

Members wondered whether the changes to Class E(d) – Indoor sport, recreation or fitness, would be reflected in the Local Plan so that Dance Studios would be allowed in Employment Areas.

RESOLVED That the changes be received and enquiries made of the District Council in relation to Class E(d) so that dance studios would be allowed in Employment Areas under the emerging Local Plan.

51. GIMSONS’ REVIEW GROUP

Members were asked to nominate Members to the Gimsons’ Review Group and to consider co-options.

Members stressed the importance of ensuring that all the planning conditions are strictly adhered to in relation to building on the Gimsons’ site.

It was noted that apparently the building of the compound for the construction vehicles had already commenced and it should be checked if this was allowed at this time.

RESOLVED That the following be nominated to serve on the Gimsons’ Review Group –

Councillors:	K	Atwill
	P	Barlow
	J	Goodman
	S	Hicks
	M	Lager

And to co-opt:

	D	Chignall
	P	Gould
	J	Palombi

And to arrange an early meeting.

In view of the time it was agreed that the remaining items should be held in abeyance to the next Meeting on 27th July 2021.

The Chairman closed the Meeting at 7.28 p.m.

Councillor J. Goodman
Chairman
GK/13.7.2021