



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

PLANNING AND TRANSPORT COMMITTEE

Date: **Tuesday, 2nd May 2023**

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

Present: Councillors

| | | |
|----|-----------|------------------------|
| J. | Goodman | (Chairman) |
| A. | Kilmartin | (Vice Chairman) |
| P. | Barlow | |
| P. | Heath | |
| S. | Hicks | (arrived at 6.10 p.m.) |
| C. | Lager | |
| M. | Lager | |
| T. | Pleasance | (arrived at 6.25 p.m.) |

Also in attendance: Cllr

| | | |
|----|---------|---------------------|
| S. | Ager | |
| H. | Andrews | (Deputy Town Clerk) |
| G. | Kennedy | (Planning Officer) |

And two members of the public.

301. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor Atwill and Councillor Hicks who was late. Councillor Jay was absent.

RESOLVED That the apologies be received and approved.

302. **MINUTES**

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 17th April 2023 be confirmed as a true record and signed by the Chairman.

303. **INTERESTS**

It was pointed out that application 23/00956/LBC – Town Hall, 61 Newland Street, Witham, would just be received and noted.

Councillor Barlow declared a non-pecuniary interest in application 23/00984/HH – Chase House, Moat Farm Chase, as he knew the applicant.

Later in the Meeting at application 23/00782/FUL – Sports Pavilion, Maldon Road, Councillor Hicks declared a non-pecuniary interest as he had used his District Council grant to assist in funding the Cricket Club for a new boundary rope.

Later in the Meeting Councillor M. Lager declared a non-pecuniary interest in application 23/00251/FUL – Land South of Haygreen Road, Witham as he had been involved in the consultation.

Later in the Meeting at Minute 310 – Hatfield Road Speeding Concerns, Councillors C and M Lager declared non-pecuniary interests as they knew Mr Tompsett.

304. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Mr Tompsett, from Witham Lodge, reiterated his concerns about Hatfield Road. He had received a response from Essex County Councillor Louis. He hoped that the proposed controlled crossing would slow down traffic but that the footways are narrow particularly for mothers with young children. He hoped that the Town Council would be able to purchase and install a vehicle activated speed sign.

Mr Green, from Maltings Lane, pleaded with the Town Council to resolve the potential issues if the land behind the Jack and Jenny was developed. He hoped that the hedge could be retained and that high speeds on this dangerous stretch of road could be lowered.

The Chairman thanked Mr Tompsett and Mr Green for their comments.

Councillor Hicks arrived at the Meeting.

305. PLANNING OFFICER'S REPORT

The Planning Officer informed Members that the map of suggested HGV routes would be passed on to Highways Officers who were already looking at HGV routes in Witham Town as part of a previously submitted LHP scheme. Bellways had informed the Town Council that proposals for Rivenhall Park would be sent to residents.

RESOLVED That the information be received and noted.

306. PART 1 APPLICATIONS

23/00361/FUL

Witham Public Hall, Collingwood Road, Witham

Installation of 4No. air-conditioning units on flat roof at side of building.

NO OBJECTION

307. PART 2 APPLICATIONS

23/00707/FUL

Allotments, Conrad Road, Witham

Erection of 8no. detached dwellings with single access and parking.

Members agreed that it would not be appropriate to develop this piece of open space because of the impact on Conrad Road.

RECOMMEND REFUSAL on the grounds of impact on Conrad Road, additional traffic congestion affecting quality of life for residents and the environment with loss of green space contrary to SP7 and LPP52. Should the Planning Authority grant the application, the Section 106 agreement should be discussed with the Town Council so that improvements could be made to minimise parking issues in this area. Should this application be considered by the District Council's Planning Committee personal representations would be made by Members.

23/00782/FUL

Sports Pavillion, Maldon Road, Witham

Construction of a cricket practice facility.

Councillor Hicks declared a non-pecuniary interest.

NO OBJECTION subject to noise mitigation, and select opening times to avoid disturbance.

23/00781/REM

Land North Of Woodend Farm, Hatfield Road, Witham

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, layout and scale) for the central open space (Main Central Park Area), pursuant to out-line application 19/01896/OUT approved on 21.07.2022 for up to 400 residential dwellings and day nursery with all associated access, servicing, parking, drainage infrastructure, landscaping, open space and utilities infrastructure.

NO OBJECTION

23/00882/FUL

3 Freebournes Road, Witham, Essex

Proposed widened entrance to Pasture Road.

NO OBJECTION

23/00251/FUL

Land South Of Haygreen Road , Witham, Essex

Proposed new community building, with associated landscaping and car parking.

Councillor M. Lager declared a non-pecuniary interest as he had assisted in the District Council's consultation.

Members spoke of their disappointment of the dearth of facilities in Witham and in particular North Ward where the community facility had been removed and not replaced. Members however recognised that sports facilities were needed.

NO OBJECTION

23/00914/FUL

3 Freebournes Road, Witham, Essex

Proposed security fence to north and east boundaries.

NO OBJECTION

308. REVISED/URGENT PLANS

22/03367/FUL

Land Adjacent Unit A Eastways Witham Essex

Erection of commercial unit (Use Class B8) together with access, parking, landscaping and associated works.

RECOMMEND APPROVAL

Members were informed that due to the local elections it was necessary to take a number of urgent applications which required comment before the next Meeting of the Planning and Transport Committee.

23/00984/HH

Chase House, Moat Farm Chase, Chipping Hill, Witham

Proposed garden room

Councillor Barlow had declared an interest.

NO OBJECTION

23/00894/LBC

Croft House, 10 Bridge Street, Witham

Install a log burner and black metal flue, new liner to chimney

NO OBJECTION subject to the advice of the Listed Buildings Officer

23/00956/LBC

Town Hall, 61 Newland Street, Witham

Internal refurbishments and the demolition of two internal walls to facilitate the installation of a changing places toilet facility

RESOLVED That the application be received and noted.

23/01002/HH

1 Spinks Lane, Witham

Single-storey side extension

NO OBJECTION

23/01036/FUL

2 Perry Road, Witham

Installation of 1 no. argon gas storage tank and 1 no. propane gas storage tank

NO OBJECTION subject to the District Council being satisfied with safety issues.

23/01059/TPOCON

24 Mill Lane, Witham

Notice of intent to carry out works to a tree in a Conservation Area

Members were informed that it was proposed to fell a healthy bay tree. The Tree Warden had been asked to comment and considered that the correct approach would be to reduce the tree by about 40% and shape it.

Members agreed to follow the Tree Warden's advice.

RECOMMEND REFUSAL on the grounds that it was unnecessary to fell a healthy tree and that the correct approach would be to reduce the size by 40% and shape it, and subject to the advice of the District Council's Landscape Officer.

23/01061/TPO

25 Windsor Close, Witham

Notice of intent to carry out works to tree protected by Tree Preservation Order 19a/02

Members were reminded that there had been a previous application last year to fell this healthy birch and it was recommended refusal. The Tree Warden's advice had been sought and he agreed that the recommendation should stand.

RECOMMEND REFUSAL on the grounds of loss of amenity to the local area and subject to the advice of the District Council's Landscape Officer.

23/01093/TPO

Lime Place, Collingwood Road, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 9/75 and 26/90

The Planning Officer had viewed the application and the proposed work appeared reasonable but advice was being sought from the Tree Warden.

NO OBJECTION subject to the advice of the District Council's Landscape Officer.¹

309. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

310. HATFIELD ROAD SPEEDING CONCERNS

Councillors C. and M. Lager declared non-pecuniary interests as they knew Mr Tompsett.

A letter had been received from Mr Tompsett regarding issues on Hatfield Road.

Members spoke about the planning concerns over the development behind Jack and Jenny and the regret that the Planning Authority had not agreed to a site meeting. It was suggested that

¹ The Tree Warden has now confirmed that the work is reasonable and no objections should be offered.

the hedgerow could be retained and an alternate pathway used. Members agreed that the footpath was unsafe and not properly maintained.

It was agreed that the matter should be referred to the next Planning and Transport Committee Meeting.

RESOLVED That the letter be received and the matter further discussed at the next Meeting.

311. A12 WIDENING

(a) A verbal report was received.

Members were informed that residents from Olivers Drive were disappointed with the lack of support from Members with regard to the position of the new footbridge near their properties. It was pointed out that the footbridge had been part of the consultation and if it were possible to reposition then other residents would be affected.

RESOLVED That the report be received.

(b) A letter was received regarding the A12 DCO consultation.

Members were pleased with the replacement land.

RESOLVED That the letter be received.

There being no further business the Chairman closed the Meeting at 7.24 p.m.

Councillor J. Goodman
Chairman

GK/4.5.2023