



Town Hall | 61 Newland Street | Witham | CM8 2FE
01376 520627
witham.gov.uk

MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Tuesday, 5th March 2024**

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

Present: Councillors

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

222. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors E. Adelaja, J.M. Coleman and T. Hewitt.

RESOLVED That the apologies be received and approved.

223. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 20th February 2024 be confirmed as a true record and signed by the Chairman.

224. INTERESTS

Councillor R. Ramage declared a non-pecuniary interest in regards to application 24/00352/FUL, New Rickstones Academy, Conrad Road, Witham, as he knew an attendant of the Academy.

225. QUESTIONS AND STATEMENTS FROM THE PUBLIC

No members of the public were present.

226. PLANNING OFFICER'S REPORT

The Planning Officer explained that she had contacted the agent with regard to the stopping up of the highway by the Victoria Public House but the proposed compromise was not acceptable to his client. She passed on this information to the Department of Transport reminding them that the Town Council is only a consultee, with Essex County Council responsible for highways.

She had informed both the North Essex Parking Partnership and Braintree District Council about the Town Council's opposition to the proposal to charge for on-street parking in Newland Street. Both had responded explaining that local consultations would take place if it were agreed at their next meeting to progress the scheme.

Finally, she explained that the Chairman had forwarded further points regarding the 20s Plenty Campaign which will be discussed at the next Meeting.

The Chairman explained that Special Sergeant Simon Jesse had undertaken speed checks in Hatfield Road and will be undertaking more.

RESOLVED That the information be received and noted.

227. PART 1 APPLICATIONS

24/00303/HH

47 St Nicholas Road, Witham

Two storey rear extension

NO OBJECTION

228. PART 2 APPLICATIONS

24/00284/FUL

Appledale, 1 Eastways, Witham

Change of use of commercial unit (Use Class E(g)(iii) and associated Class B and Class E(g)) to Flexible Use Classes E(g)(iii) and associated Class B8 and Class E(g), B2 and B8

Members commented that they wish to see vibrant industrial estates without empty units.

RECOMMEND APPROVAL

24/00262/FUL

16 – 18 Freebournes Road, Witham

Proposed security fence and gates

RECOMMEND APPROVAL

23/02958/FUL

Roslyn House, 16 Newland Street, Witham

Conversion of building into 3 No. dwellinghouses and erection of rear ground floor extension

The Planning Officer informed members that since Roslyn House has been empty, there had been a number of proposals, to change use from office into a school, a single dwelling and now three separate dwellings. She highlighted that this was a prominent Grade II building in the conservation area and it needs to be preserved, to convert into three homes should be welcomed as a way to conserve the building. The Historic Buildings Officer had previously mentioned the importance of the windows and the original staircase from ground to first floor and these proposals would ensure protecting these features. The existing elevation to the front of the building would not change.

NO OBJECTION

23/02959/LBC

Roslyn House, 16 Newland Street, Witham

Conversion of building into 3 No. dwellinghouses and erection of rear ground floor extension

A member was unsure that the garden being sectioned off would be appropriate with the character of the building and suggested an open garden may be more fitting, but did recognise this may not be as desirable to potential buyers.

NO OBJECTION Subject to the advice of the Listed Buildings Officer

24/00280/FUL

Witham Motor Company, 12 Crittall Road, Witham

Redevelopment of site for 4 no. commercial units (Use Class B2) incorporating solar panels and associated parking

The Planning Officer informed members that the proposal was to bring the workshops up to date with purpose-built premises that will be well insulated, with natural light and solar panels to generate electricity. In addition, three small units would be built giving the opportunity for other vehicle mechanics to set up business.

RECOMMEND APPROVAL Subject to the neighbour's concerns regarding over-shading being addressed.

24/00352/FUL

New Rickstones Academy, Conrad Road, Witham

Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, hard standing area, storage container, floodlights, access paths and bund

The Planning Officer explained that the taller the floodlights the less light pollution that would occur as they could be directed down and the ones proposed would be 15m.

NO OBJECTION Subject to ensuring that this development does not exacerbate the poor parking situation and affect the amenity of residents during construction; and the lighting

would be locked to ensure it turns off when the facility closes.

229. REVISED PLANS

There were no revised plans to consider.

230. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

231. ESSEX COUNTY COUNCIL CONSULTATION: ON-STREET ELECTRICAL VEHICLE CHARGING POINTS

Details of a consultation were received.

The Chairman provided some observation notes regarding the consultation, which included:

- In Witham it is likely that more than 36% of residents have off street parking, but often remote from their houses. In the estates e.g. the Courts, Humber Road and Allectus Way, housing is often set in squares or courts with no real vehicle access from the residences.
- Parking is provided on a community basis, close to, but not immediately adjacent to houses. These community spaces were provided when the estates were first constructed or have been retro created following the demolition of estate garages.
- These areas are often lit by a single lamp column and the provision of a meaningful number of charging points would imply more power points such as bollard style.
- The layout of Maltings Lane could also potentially be problematic as the narrow roads do not easily facilitate on street charging.
- There are also some areas with apartment blocks where communal parking is provided at the entrance, e.g. Elderberry Gardens.
- The High Street may have the potential for some on street charging via existing lamp columns, e.g. outside shops where there are existing parking spaces outside. There may also be similar opportunities in Collingwood Road.
- As this was an Essex County Council consultation it is worth observing that many of the estates were owned and managed by Eastlight and they are responsible for the provision and funding of street lamps.
- Municipal car parks have a role to play on providing charging points, but residents may be deterred owing to the “double charging” element as they have to pay for parking as well. In addition, there may be some resentment from residents where Highways or Eastlight provide charging points which would attract a 20% VAT uplift when home charging is only 5%.
- Witham was probably not untypical of Essex towns, but many different solutions would be necessary depending on the nature of the parking positions versus the potential provision and positioning of charging points and methodologies.

Members agreed that it was important to provide an informative and detailed response in order to achieve the best outcome for Witham residents.

RESOLVED That the information be received and noted.

RESOLVED That as there was sufficient time before the Town Council needed to responded that a report would be brought to the next meeting.

There being no further business the Chairman closed the Meeting at 7:26 p.m.

Councillor P. Barlow
Chairman

GK/SS/6.3.2024