



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

AGENDA

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

Date: **Monday, 14th June 2021**

Time: **6.30 p.m.**

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

Members are hereby summoned to attend the above Meeting to transact the following business. Members are respectfully reminded that each item on the Agenda should be carefully examined. If you have any interest, it must be duly declared.

To be present: Councillors:

J	Goodman	(Chairman)
A	Kilmartin	(Vice Chairman)
K	Atwill	
P	Barlow	
S	Hicks	
C	Jay	
C	Lager	
M	Lager	
C	Livermore	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning Applications & Transport Committee held 1st June 2020 (previously circulated).

3. INTERESTS

To receive any declarations of interests that Members may wish to give notice of on matters pertaining to any item on this Agenda.

4. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Members of the press and public will be invited to address the Meeting regarding any item on the Agenda.

5. CLERK'S REPORT

To receive a verbal report from the Clerk on any matters arising from previous Meeting.

6. PART 1 APPLICATIONS

To approve officer 'no objection' recommendations for applications listed under [Part 1](#) without debate. *Applications may be moved to Part 2 where Members are in disagreement with recommendations by giving 24 hours' notice to the Planning Officer.*

7. PART 2 APPLICATIONS

To consider applications in [Part 2](#).

8. REVISED PLANS

To consider any revised plans received by Braintree District Council that have previously been commented upon –

20/00808/FUL **111 -115 Newland Street, Witham**

9. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

10. BUSINESS AND INNOVATION PARK, GREAT NOTLEY

To receive and note details of Braintree District Council's consultation regarding the proposed update to the Local Development Order (LDO) for the creation of a Business and Innovation Park at Horizon 120, South of A131, Great Notley, south of Braintree. Anyone wishing to make representations about the proposed local development order should submit these online via the Development Management website https://www.braintree.gov.uk/info/200227/comment_on_a_planning_application to be received by the Council by the 15th July 2021.



James Sheehy
Town Clerk
GK/7.6.2021

PART 1
APPLICATIONS WITH OFFICER ‘NO OBJECTION’
RECOMMENDATIONS TO BE CONSIDERED “EN BLOC” WITHOUT
DEBATE.

Applications Received:

The following applications have been made to the District Council for planning permission under the Town & Country Planning Acts and referred to the Town Council as a statutory consultee. Copies of the applications and accompanying plans may be seen at the Planning Department Causeway House, Bocking End, Braintree or online at www.braintree.gov.uk

PLEASE NOTE: Under the Local Government (Access to Information) Act 1985, representations cannot be treated in confidence. Witham Town Council is not responsible for issuing planning decisions.

21/01041/HH	6 Driver Way, Witham, Essex	North	Erection of single-storey detached 'log cabin' outbuilding
21/01494/HH	98 Howbridge Road, Witham, Essex	South	Proposed front bay window
21/01471/HH	12 Turstan Road, Witham, Essex	Hatfield	Single-storey front extension

PART 2 APPLICATIONS FOR MEMBERS' DEBATE

Applications Received:

The following applications have been made to the District Council for planning permission under the Town & Country Planning Acts and referred to the Town Council as a statutory consultee. Copies of the applications and accompanying plans may be seen at the Planning Department Causeway House, Bocking End, Braintree or online at www.braintree.gov.uk

PLEASE NOTE: Under the Local Government (Access to Information) Act 1985, representations cannot be treated in confidence. Witham Town Council is not responsible for issuing planning decisions.

21/01664/T56	Land Adjacent Hatfield Road Witham Essex	Hatfield	Installation of 18m high Phase 8 Monopole , 4 No cabinets at ground-level and ancillary works.
21/01445/HH	76 Mill Lane, Witham, Essex	Central	Conversion of integral garage into habitable accommodation, involving removal of garage door and installation of window, along with associated internal alterations; installation of entrance door to side elevation, replacement of front door, replacement of two windows to front elevation, removal of existing back door, addition of new window, bifold double doors and first-floor window to rear elevation
21/01584/VAR & 20/00185/FUL	The Victoria PH, Powers Hall End, Witham	West	Variation of Condition 2 (Approved Plans) of permission 20/00185/FUL granted 17/04/2020 for: Erection of 2 x 4 bed two-storey detached dwellings with associated access and parking. Variation would allow: extension of approved building plan rearwards by 2.3m
21/01621/VAR	Benton Hall Golf Club, Wickham Road, Witham	South	Variation of Condition 2 (Approved Drawings) of permission 19/01980/FUL granted 01/06/2020 for: Change of use of land to site 18 no. holiday caravans, extension to overflow carpark, relocation of playground, creation of two tennis courts and spa garden with associated single-storey structures and associated hard and soft landscaping. Variation would allow: - Revised Illustrative Masterplan
21/01518/VAR	Witham Railway Station, Albert Road, Witham	North	Refurbishment of Albert Road Station entrance and new associated station building on eastern side of track, together with upgraded parking bays in the forecourt and improved cycle storage facilities. Variation would allow: - a new layout to reflect the increase of cycle storage

Witham Town Council – Planning Application Report

Application No:- 21/01664/T56

Address:- Land Adjacent Hatfield Road Witham Essex

Ward:- Hatfield

Proposal:- Installation of 18m high Phase 8 Monopole , 4 No cabinets at ground-level and ancillary works.

Relevant Site History:-

Representations:- There have been three representations from home owners opposite the proposed site

Summary:- Normally we would not comment on these applications however it is proposed to install an 18m high pole on the footpath adjacent to a busy road.

Recommendation:- Suggest making the recommendation that a better site for the pole would be within the new business park.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 21/01445/HH

Address:- 76 Mill Lane, Witham, Essex

Ward:- Central

Proposal:- Conversion of integral garage into habitable accommodation, involving removal of garage door and installation of window, along with associated internal alterations; installation of entrance door to side elevation, replacement of front door, replacement of two windows to front elevation, removal of existing back door, addition of new window, bifold double doors and first-floor window to rear elevation

Relevant Site History:-

Representations:-

Summary:- This is the small black wooden boarded house on Mill Lane which has the garage right on the roadway. The applicant states that not only is the garage dangerous to use but is no longer able to house modern larger vehicles. It is proposed to make the back of the garage into living space and the front into a shed/store. The double doors will be removed and replaced with a window. In addition a bin store is proposed to house the bins from both 74 and 76.

Recommendation:- Would suggest no objection subject to the Historic Buildings adviser being satisfied with the proposed materials.

Policy References:- LPP56

Witham Town Council – Planning Application Report

Application No:- 21/01584/VAR & 20/00185/FUL

Address:- The Victoria PH, Powers Hall End, Witham

Ward:- West

Proposal:- Variation of Condition 2 (Approved Plans) of permission 20/00185/FUL granted 17/04/2020 for: Erection of 2 x 4 bed two-storey detached dwellings with associated access and parking. Variation would allow: extension of approved building plan rearwards by 2.3m

Relevant Site History:- 21/00514/VAR - recommended refusal on the grounds of lack of amenity space in line with National Planning Guidelines. The District Council refused the application on the grounds of dominant roof form harmful to the street scene and over development of site.

Representations:-

Summary:- This application was first considered on 12th April 2021 and recommended for refusal. The applicant wishes to extend the house by 2.3m to create a large living space on the ground floor and an additional en suite on the first floor. The previous roof line has been revised so as not to be so dominant.

Recommendation:- Recommend refusal on the grounds of overmassing of site and lack of amenity land.

Policy References:- LPP38

Witham Town Council – Planning Application Report

Application No:- 21/01621/VAR

Address:- Benton Hall Golf Club, Wickham Road, Witham

Ward:- South

Proposal:- Variation of Condition 2 (Approved Drawings) of permission 19/01980/FUL granted 01/06/2020 for: Change of use of land to site 18 no. holiday caravans, extension to overflow carpark, relocation of playground, creation of two tennis courts and spa garden with associated single-storey structures and associated hard and soft landscaping. Variation would allow: - Revised Illustrative Masterplan

Relevant Site History:- The original application was recommended no objection subject to a number of conditions to include a prohibition on permanent occupancy of the caravans and was agreed by the District Council.

Representations:-

Summary:- The applicant wishes to vary the masterplan. The changes would be to extend the over flow car park and to create a further tennis court. The original layout for the caravans was spacious and airy with a green central space. The new application would mean that the caravans are more tightly packed.

Recommendation:- Would recommend refusal on the grounds of over massing of the site.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 21/01518/VAR

Address:- Witham Railway Station, Albert Road, Witham

Ward:- North

Proposal:- Refurbishment of Albert Road Station entrance and new associated station building on eastern side of track, together with upgraded parking bays in the forecourt and improved cycle storage facilities. Variation would allow: - a new layout to reflect the increase of cycle storage

Relevant Site History:-

Representations:- One representation from a neighbour complaining about parking issues

Summary:- The plans detail the cycle parking arrangements which are adjacent to a property in Easton Road. Condition 2 of the Permission refers to bike storage of 168 cycles, the new storage system which is between 3 small enclosures and separated by rows of double storage facilities. The new layout allows for a total of 200 cycles to be stored.

Recommendation:- Providing there are no objections from the neighbours about potential noise, this application should be welcomed. Recommend approval subject to no representations from neighbours concerning potential noise.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00808/FUL

Address:- 111 - 115 Newland Street

Ward:- Central

Proposal:- Residential Development comprising of 4no. Dwellinghouses and 3no. Flats, together with associated works and demolition of Single Storey Outbuilding

Relevant Site History:- This application was originally considered as part of the delegated decision process in June 2020 and recommended for refusal on the grounds of over development, lack of parking provision for the houses in line with Essex Parking Standards and lack of amenity space contrary to RLP10.

Representations:-

Summary:- Since this application was first considered both Historic England and the Historic Buildings Adviser have considered this application and advised that the scale of the development is not in keeping with the Conservation Area. The suggestion was made that the proposed dwellings should be reminiscent of the outbuildings or mew style houses found to the rear of historic high streets. The building heights should be limited to one and half to two storey so as to be subservient to both The Cottage and buildings in Newland Street.

Recommendation:- There seems nothing in the revised plans, except a lowering of the roof height, to change Members decision of recommending refusal so would suggest the original recommendation stands.

Policy References:- LPP50

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
21/00820/HH - 4 Tudor Close Witham Essex CM8 1AU	Single-storey rear extension and installation of new window to ground floor west elevation	Application Permitted	No objection	
21/00353/HH - 1 Benton Close Witham Essex CM8 1JT	Two-storey side extension	Application Withdrawn	Recommend refusal on the grounds of insufficient parking provision in line with Essex Parking Standards and the proposed extension not being subservient to the original house, contrary to RLP17	
21/01208/TPO - Land At Armond Road Witham Essex	Notice of intent to carry out works to tree protected by Tree Preservation Order 2/88 - Grey Poplar Fell and replace	Application Permitted	Council trees which would be felled and replaced as they are failing	
21/00995/HH - 1 Malyon Road Witham Essex CM8 1DF	Demolition of existing detached garage. Erection of 2 storey side extension	Application Permitted	No objection	
21/00958/HH - 29 Laurence Avenue Witham Essex CM8 1JB	First floor side extension over existing garage	Application Permitted	No objection	

21/00593/LBC - 16 Chipping Hill Witham Essex CM8 2DE	Repair and rebuild four entrance pillars on front boundary wall, with brickwork to match existing	Application Permitted	No objection subject to the advice of the Listed Buildings Officer
20/01459/FUL - Garage 1369 Walnut Drive Witham Essex	Demolition of damaged garages and replacement with 3 new battery garages.	Application Withdrawn	No objection

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