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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Tuesday, 26th April 2022**

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

Present: Councillors

J.	Goodman	(Chairman)
A.	Kilmartin	(Vice Chairman)
P.	Barlow	
S.	Hicks	
C.	Lager	
M.	Lager	
S.	Rajeev	

Also in attendance: Cllr

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

And one member of the public.

282. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Atwill who was travelling abroad and Jay and Livermore who were unwell.

RESOLVED That the apologies be received and accepted.

283. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 11th April 2022 be confirmed as a true record and signed by the Chairman.

284. INTERESTS

No interests were declared.

285. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Mr John Palombi from Witham and Countryside Society, spoke about the Blue Post House application and was concerned about non-traditional materials being used in the Conservation Area. He said that the application stated that only non-historic fabric of the building would be affected when internal walls were removed, but he was concerned that they could relate to when the building was an inn and it was therefore important that the District Council follow the Historic Buildings' Officer's advice.

Mr Palombi then referred to the item on Tree Preservation Orders for Trees at Gimsons and the importance in saving the few remaining trees by getting them subject to Tree Preservation Orders. He considered that the poplar tree in particular should be preserved.

The Chairman thanked Mr Palombi for his comments.

Councillor Barlow said that Mr Green had contacted him as he had been unable to attend the Meeting but wished it to be noted that he knew exactly where the original hedge line was at Ivy Chimneys. It was agreed that Members would meet with Mr Green on site so that he could share this information. It was pointed out that the plans of the site clearly show where the hedge was.

286. PLANNING OFFICER'S REPORT

The Planning Officer explained that following an approach to Braintree District Council she had been given a link to the Bellfields Site which had been discussed at the Local Plan Sub-Committee in December 2016 when it was agreed that the land should remain as Visually Important Open Space. She had followed their suggestion and used the interactive map in the BDC portal but no planning history had been shown for the site. Other applications for the area required parking provision being provided before the homes were occupied.

She referred Members to application 22/00427/LBC – Chipping Hill Bridge which was discussed on 29th March 2022 and asked if Members would wish to make a formal resolution for an application to the Local Highways Panel for a weight restriction. Members agreed that a formal application should be made.

RESOLVED That an application be made to the Local Highways Panel for a weight restriction to be placed on Chipping Hill Bridge as the number and weight of HGVs had increased affecting this historic bridge and the amenity of local residents.

Members were advised that the National Grid consultation regarding the electricity transmission network between Norwich and Tilbury was taking place with a deadline for consultation responses by Thursday, 16th June 2022. There will be a public information event at the Public Hall on Wednesday, 4th May 2022 between 12 noon and 6.30 p.m. A webinar would also be available on 20th May 2022 at 10 a.m. She suggested that a formal response to the consultation could be considered at a later Meeting.

The Planning Officer explained that she had met Planning Officers on Friday and had a useful conversation. Members were pleased that officers from the two Councils had met and that there would shortly be a meeting between Members.

Finally, she advised Members that the Ride London Essex would be taking place on Friday 27th to Sunday 29th May 2022 and that whilst Witham would not be directly affected by the event, there was potential for serious disruption around Essex.

RESOLVED That the information be received and noted.

287. PART 1 APPLICATIONS

22/00776/HH

73 Barwell Way, Witham

First floor rear extension, conversion of garage to habitable accommodation and single storey side extension

NO OBJECTION

22/00941/HH

Bona Vista, Maldon Road, Witham

Proposed first floor front extension

NO OBJECTION

288. PART 2 APPLICATIONS

22/00603/FUL

Ground Floor Office, Blue Post House, 128 Newland Street, Witham

Change of use to a dog grooming salon (sui generis), including removal of existing stud wall, addition of 2 no. stud walls with doorways and painting of front exteriors and window frames in matt black

Members had no objection to the Change of Use but considered that in view of the historic name the paint colour should be dark blue rather than black.

NO OBJECTION subject to the opening hours being appropriate and that dark blue paint should be used rather than black.

22/00604/LBC

Ground Floor Office, Blue Post House, 128 Newland Street, Witham

Change of use to a dog grooming salon (sui generis), including removal of existing stud wall, addition of 2 no. stud walls with doorways and painting of front exteriors and window frames in matt black

Members raised concerns that the internal walls to be removed might relate to when the building was an inn so asked that the District Council follow the Historic Buildings' Officer's advice. They were also concerned that the projecting sign might be removed.

NO OBJECTION subject to the Historic Buildings' Officer being content that the internal walls proposed to be removed do not relate to when the building was an inn, that the paint be dark blue in recognition of the name of the building and the projecting sign being retained.

22/00728/ADV

Ground Floor Office, Blue Post House, 128 Newland Street, Witham

Installation of adhesive gold lettering to the fascia. Installation of window vinyl displaying opening times

Members considered that adhesive gold lettering was inappropriate in a Conservation Area.

RECOMMEND REFUSAL as traditional materials should be used in the Conservation Area in line with the District Council's policy RLP 108.

22/00765/LBC

28 Bridge Street, Witham

Re-render front and side elevations

NO OBJECTION subject to the advice of the Historic Buildings' Officer.

22/00753/TPO

Land in front of 2 Whiteways Court, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order 7/80.

The Tree Warden had made a site visit and whilst agreeing that the trees are very tall there was no indication that they were dangerous and would therefore recommend refusal on the grounds that the work was unnecessary.

RECOMMEND REFUSAL on the grounds that the work was unnecessary and subject to the advice of the District Council's Landscape Officer.

289. REVISED PLANS

There were no revised plans.

290. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

291. TREE PRESERVATION ORDERS – GIMSONS

Members were asked to consider applying for Tree Preservation Orders to be made on the trees on the Gimsons site to prevent residents felling the remaining trees.

Members agreed in principle to the proposal and it was suggested that assistance to progress this matter should be sought from the Witham and Countryside Society and the Tree Group. It was also agreed that tree protection should be considered by the Neighbourhood Plan Steering Group.

RESOLVED That the proposal to apply for Tree Preservation Orders be placed on the remaining trees at Gimsons be agreed in principle and assistance be sought from the Witham and Countryside Society, Tree Group and Councillor Hicks.

292. TRAFFIC REGULATION ORDER

Details of amendments to Disabled Parking bays in Maltings Lane and Homefield Road, and implementation of no parking in Homefield Road were received.

RESOLVED That the details be received and noted.

293. LOCAL HIGHWAYS PANEL

An extract from the Minutes of the Local Highways Panel Meeting held 31st March 2022 was received.

RESOLVED That the details be received and noted.

There being no further business the Chairman closed the Meeting at 7.30 p.m.

Councillor J. Goodman
Chairman

GK/27.4.2022