



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

AGENDA

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

Date: **Monday, 24th February 2020**

Time: **7.00 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.C.	Goodman	(Chairman)
	Mrs A.	Kilmartin	(Vice Chairman)
	Mrs S.	Ager	
	P.R.	Barlow	
	S.E.	Hicks	
	Miss C.	Jay	
	M.C.M.	Lager	
	Mrs S.C.	Lager	
	C.S.	Livermore	
	P.M.	Ryland	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning Applications & Transport Committee held 10th February 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.

9. DECISIONS

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



James Sheehy
Town Clerk
GK/18.2.2020

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.

20/00169/HH	24 Rowan Way, Witham, Essex	North	Provision of pitched roof to existing porch and canopy roof over garage together with alterations to fenestration
20/00172/FUL	Former Fire Station, Mill Lane, Witham	Central	Change of Use from an Estate Agent (A2) to Dog/Cat Grooming Salon with ancillary retail space (Sui-Generis).
20/00237/HH	19 Benton Close, Witham, Essex	South	Demolition of porch and erection of single storey side extension

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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

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20/00146/FUL	Land Rear Of, 59 Bridge Street, Witham	Central	Redevelopment of site to provide 2 x 2 bedroomed semi-detached single-storey dwellings
20/00120/HH	22 Bluebell Close, Witham, Essex	West	Two-storey side extension to existing semi-detached garage to create residential annex.
20/00034/TPO	Land At, Hardy Walk, Witham	South	Notice of intent to carry out works to tree protected by Tree Preservation Order 21/01 - T1-Oak- Reduce limbs that are obstructing the Lamp post by 1.5 meters
20/00185/FUL	The Victoria PH, Powers Hall End, Witham	West	Erection of 2 x 4 bed two-storey detached dwellings with associated access and parking.

Witham Town Council – Planning Application Report

Application No:- 20/00146/FUL

Address:- Land Rear Of, 59 Bridge Street, Witham

Ward:- Central

Proposal:- Redevelopment of site to provide 2 x 2 bedroomed semi-detached single-storey dwellings

Relevant Site History:-

Representations:- A neighbour has made representations regarding loss of amenity

Summary:- The proposal is to use an existing drive and build two single storey, two bedroomed, dwellings on an area of grassland to the rear of properties in Bridge Street. The development is in a similar location to the existing adjacent dwellings. The proposed dwellings would gain access onto Bridge Street by the existing narrow access. There is an area to the front of the properties for just two parking spaces and what would appear to be an inadequate turning area. The dwellings almost stretch across the plot.

Recommendation:- This site would be more appropriate for a single dwelling which would then give a better design, circulation within the plot and provide the required parking provision. The application is recommended for refusal on the grounds of over-massing of site, poor access and insufficient parking provision.

Policy References:- ADM2/RLP2 and Essex Parking Standards

Witham Town Council – Planning Application Report

Application No:- 20/00120/HH

Address:- 22 Bluebell Close, Witham, Essex

Ward:- West

Proposal:- Two-storey side extension to existing semi-detached garage to create residential annex.

Relevant Site History:-

Representations:-

Summary:- The applicant seeks to erect a side extension to the existing semi-detached garage to form a two story detached annex for a dependant relative. The extension will be 5.1 metres (the length of the garage) and 2.75 metres wide. Downstairs there will be a kitchen/lounge and upstairs a bedroom with a shower room with a dormer window. The applicants wish to create a doorway through from the new extension into the garage.

Recommendation:- With an ageing population and high housing costs a small annex would be a good solution to this family's housing needs. There is a lack of windows in the downstairs to this proposed annex and therefore recommend no objections subject to better natural light to the ground floor.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00034/TPO

Address:- Land At, Hardy Walk, Witham

Ward:- South

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 21/01 - T1- Oak- Reduce limbs that are obstructing the Lamp post by 1.5 meters

Relevant Site History:-

Representations:-

Summary:- The applicant is seeking to reduce limbs on an oak tree by 1.5 metres where they are obstructing the street light. The Tree Warden has been asked to advise on the proposals but they would appear to be reasonable.

Recommendation:-

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00185/FUL

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

Ward:- West

Proposal:- Erection of 2 x 4 bed two-storey detached dwellings with associated access and parking.

Relevant Site History:- 19/01196/FUL - recommended for refusal on the grounds that the adjacent land would be required for the parking provision for the converted house as the land shown for parking is in fact public highway owned and maintained by ECC; and on the grounds of over-massing of site.

Representations:-

Summary:- The plans submitted would appear to be just the same as those considered in July 2019.

Recommendation:- Recommend refusal on the grounds of over-massing of the site and detrimental to the street scene.

Policy References:- RLP 3.9,10 and 90.

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Application & Address	Proposal	BDC Decision	WTC Decision
19/02299/HH - 10 Avenue Road Witham Essex CM8 2DT	Replacement of existing garage with single storey flat green roof outbuilding.	Application Permitted	No objection
19/02295/COUPA - Rear Of 83 Newland Street Witham Essex CM8 1AA	Notification for prior approval for a proposed change of use of a building from Office Use (Class B1 (a)) to a dwelling house (Class C3). - Change of use to 3 no. residential dwelling	Prior Approval Required and Given	No objection
19/02201/HH - 19 Benton Close Witham Essex CM8 1JT	Demolition of porch and erection of single-storey side extension.	Application Permitted	No objection
19/02186/HH - 173 Church Street Witham Essex CM8 2JW	Proposed loft conversion with flat roof box dormer to rear incorporating Juliet balcony.	Application Permitted	No objection
19/02131/FUL - 10 & 12 Oliver Place Witham Essex CM8 2UD	Single-storey side/rear extension and rear dormer roof extension to no.12 Oliver Place. Rear dormer roof extension to no.10 Oliver Place.	Application Permitted	No objection
19/02135/FUL - 26 Foster Court Witham Essex CM8 2TQ	Change of use of first floor ancillary warden accommodation to self-contained 2-bed C3 flat.	Application Permitted	No objection

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19/01040/FUL - Land Adjacent To Lodge Farm Hatfield Road Witham Essex	Infrastructure application the provision of extension to primary road network with associated footpath, cycleway, necessary drainage infrastructure, access points and bus gate, within Phase 3 of the Lodge Farm Development, Witham.	Application Permitted	No objection
20/00001/SCR - Land North Of Colchester Road Witham Essex	Town & Country Planning Act 1990 (as amended), Town & Country Planning (Environmental Impact Assessment) Regulations 2017 - Screening Request (Regulation 6) - Industrial and warehouse units with ancillary offices and associated car parking and parking/loading of HGV's	Screening/Scoping Opinion Adopted	No objection subject to the satisfaction of the District Council
20/00089/NMA - Land Adjacent To Lodge Farm Hatfield Road Witham Essex	Non-Material Amendment to permission 18/01912/REM granted 26.03.19: Plot 217 to market ownership instead of shared ownership.	Application Permitted	No objection
20/00029/FUL - 11A - 19B Cypress Road Witham Essex CM8 2SR	Replacement of existing timber weatherboard balustrade cladding with cement board cladding	Application Permitted	No objection
20/00028/FUL - 3A-9C Cypress Road Witham Essex CM8 2SR	Replacement of existing timber weatherboard balustrade cladding with cement board cladding	Application Permitted	No objection

20/00018/FUL -31 & 32 Lime Close Witham Essex CM8 2PA	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00019/FUL - 32 & 33 Magnolia Close Witham Essex CM8 2PD	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00020/FUL - 29 & 30 Sycamore Close Witham Essex CM8 2PE	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00026/FUL - 37 - 40 Holly Walk Witham Essex CM8 2PN	Replacement of external timber balcony railings with metal railings to first floor rear and side elevations and replacement of external timber boarding with white cement boarding to front and side elevations.	Application Permitted	No objection
20/00022/FUL - 27 & 28 Redwood Close Witham Essex CM8 2PL	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection

20/00023/FUL - 15 & 16 Poplar Close Witham Essex CM8 2PB	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00024/FUL - 37 & 38 Poplar Close Witham Essex CM8 2PB	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00025/FUL - 22 -25 Holly Walk Witham Essex CM8 2PN	Replacement of external timber balcony railings with metal railings to first floor rear and side elevations and replacement of external timber boarding with white cement boarding to front and side elevations.	Application Permitted	No objection
20/00021/FUL - 1 & 2 Redwood Close Witham Essex CM8 2PL	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area.	Application Permitted	No objection
20/00003/HH - 63 Haygreen Road Witham Essex CM8 1GT	Single-storey side extension.	Application Permitted	No objection
19/02311/HH - 6 Edinburgh Close Witham Essex CM8 1JG	Single storey side extension	Application Refused	No objection subject to the roof of the extension being changed from flat to pitched.

19/01334/FUL - 3F Moss
Road Witham Essex CM8
3UQ

Change of use from B1(c)/B8 to
gymnastics club (D2)

Application Refused

Recommend approval on the grounds of Paragraph 120 of the National Planning Policy Framework that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

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