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MINUTES

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

Date: **Tuesday, 27th July 2021**

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

Present: Councillors:

J	Goodman	(Chairman)
A	Kilmartin	(Vice Chairman)
K	Atwill	
P	Barlow	
C	Jay	
C	Lager	
M	Lager	
C	Livermore	
J.	Sheehy	(Town Clerk)
N.	Smith	(Deputy Town Clerk)
G	Kennedy	(Planning Officer)

And one member of the public.

52. APOLOGIES

Apologies for absence were received from Councillor Hicks who had a previous engagement.

RESOLVED That the apologies be received and accepted.

53. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning Applications & Transport Committee held 12th July 2021 be confirmed as a true record and signed by the Chairman.

54. INTERESTS

No interests were declared.

55. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mr John Palombi, Witham & Countryside Society, spoke about the application to the rear of the Spread Eagle (21/01916/FUL & 21/001917/LBC). He had been concerned about the loss of the former stable and had hoped it might have been incorporated into the new development.

The Chairman thanked Mr Palombi for his comments.

56. CLERK'S REPORT

The Planning Officer explained that a meeting of the Gimsons' Review Group had been set for Thursday, 19th August 2021 and co-optees had been invited.

RESOLVED That the information be received and noted.

57. PART 1 APPLICATIONS

21/01992/FUL

Foremost House, Waterside Business Park, Eastways

Conversion of existing storage mezzanine level to form additional ancilliary office space

NO OBJECTION

21/01993/HH

10 Graces Close, Witham

Erection of single storey front porch

NO OBJECTION

21/01737/HH

19 Stourton Road, Witham

Two storey rear extensions and single storey front extension

NO OBJECTION

21/02092/HH

1 Avenue Road, Witham

Single storey side garage extension

NO OBJECTION

21/02112/LBC

25 Bridge Street, Witham

Cleaning of internal beams throughout the property through gentle dry-ice blasting process, to ensure that stain/paint is removed and beams are restored to their natural colour

NO OBJECTION subject to the advice of the Listed Buildings Officer.

21/02137/HH

65 Ashby Road Witham

Two storey side, single storey rear and front porch extensions

NO OBJECTION

58. PART 2 APPLICATIONS

21/02032/HH

5 Pennyroyal Crescent, Witham

Single storey rear extension and single storey front extension

NO OBJECTION subject to no representations being received from the neighbours.

21/02015/TPOCON

Barclays Bank plc, 59 Newland Street, Witham

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

Members were informed that the Tree Warden had made a site visit and recommended no objection.

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

21/01916/FUL

Land rear of 51 – 57 Newland Street, Witham

Erection of 6 x 1 bed dwellings within courtyard development and 1 x 2 bed flat over garage with associated parking to the rear pation area of The Spread Eagle Public House

Members considered that the conditions recommended for the adjacent site should apply.

NO OBJECTION subject to suitable solution regarding bin storage/refuse collection, sound proofing, zero carbon approach/solar panels and archaeological survey.

21/001917/LBC

Land rear of 51 – 57 Newland Street, Witham

Erection of 6 x 1 bed dwellings within courtyard development and 1 x 2 bed flat over garage with associated parking to the rear pation area of The Spread Eagle Public House

NO OBJECTION subject to the advice of the Listed Buildings Officer.

21/02146/HH

7 Ash Fall, Witham

Part single, part two storey side extension and single storey front porch

NO OBJECTION

21/02209/TPOCON

31 Collingwood Road, Witham

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

Members noted that the Tree Warden had advised the applicant of the necessary work to be undertaken.

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

21/02116/HH

21 Avenue Road, Witham

Loft Conversion with hip to gable side roof extension and rear dormer roof extension

Members were concerned about the adverse effect that the three velux windows would have on the street scene and the possible over-looking into the neighbouring gardens.

RECOMMEND REFUSAL on the grounds of adverse effect on the street scene contrary to RLP17 and LPP38e of the emerging Local Plan.

59. REVISED PLANS/ADDITIONAL INFORMATION

19/01896/OUT

Land North of Woodend Farm

Members were informed that since re-considering this application there were now several new documents including one from the District Council's Waste Services which required inter alia an assurance that any private drives which waste collection lorries are required to drive on would be equivalent to the standard of adopted highways and that the Council would not be liable for any repairs required as a result of driving over them. It was also noted that the Public Health Officer had highlighted the need for sound proofing from the railway and the A12; and adequate ventilation.

RESOLVED That the Town Council's decision to refuse this application stands.

60. DECISIONS

Decisions on planning applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

61. A BOARDS

A report was received.

Members considered that whilst this was a matter for Essex County Council it would be useful to send the letter to all businesses in the town centre along with Essex County Council's policy.

RESOLVED That the report be received, a letter be sent to the appropriate authority expressing the Town Council's concerns regarding the proliferation of A boards in the town centre, it being a Conservation Area, and letters sent to the businesses in the town.

62. PARKING AND HIGHWAYS REPORT

The updated Parking and Highways Report was received.

RESOLVED That the Parking and Highways Report be received and noted.

63. VEHICULAR ACTIVATED SIGNS

Correspondence was received from Priti Patel, MP, regarding speeding in Maldon Road. Members were informed that Essex County Council policy had recently been changed to allow these signs to be installed.

Members were mindful of motorists becoming familiar with the signs and that they should be repositioned regularly which would have a staffing implication. It was agreed to seek recent speed surveys and investigate the possibility of installing vehicular activated signs.

RESOLVED That the results of recent speed surveys be sought and the possibility of installing vehicular activated signs be investigated.

64. STREET NAMING

Members were asked to suggest names for the Gimsons development.

A number of names were suggested.

RESOLVED That the names be received.¹

65. WOODEND FARM ESTATE

(a) The Notes from the meeting held 5th July 2021 were received.

RESOLVED That the Notes be received and noted.

(b) The suggestion was made that Braintree District Council should be asked to compulsory purchase the part of the ‘ransom strip’ between Lodge Farm and Woodend Farm to allow direct access between Woodend Farm and Lodge Farm estates.

The Town Clerk advised that the best way to proceed was to negotiate with the landowner and if unsuccessful seek compulsory purchase.

RESOLVED That if direct negotiation with the landowner was unsuccessful, compulsory purchase be pursued with Braintree District Council.

(c) An updated position with regard to Section 106 was received.

A number of issues were raised including width of cycleways and travel plan. It was considered that Neil Jones, who was the designated officer at Braintree District Council for Section 106, should be reminded of the Town Council’s wish to be involved as the agreements are developed.

It was agreed to ask the Delivering Developers’ Obligations Task and Finish Group to continue its ongoing Section 106 discussions on a regular basis with Neil Jones, Braintree District Council.

RESOLVED That the Notes from the meeting held 5th July 2021 be forwarded to Neil Jones, Braintree District Council Planning Officer, and to remind him of the Town Council’s wish to be involved.

66. CLIMATE AUDIT PANEL

Recommendations from the Climate Audit Panel were received.

¹ Unfortunately on investigation a number of the names were unsuitable as they had been used elsewhere in the town. It has been agreed with the Chairman and the Developer that this matter will be discussed at the next Meeting when a list of suggested names will be provided for Members to consider.

Members commented that it had been a wish for 20 mph speed limits be implemented on all housing estates

RESOLVED That the recommendations be received.

67. A12 WIDENING SCHEME

Members were asked to consider the Town Council response to the proposed A12 widening scheme.

Members considered that the proposals seemed reasonable but it would be useful to ask for a face-to-face meeting in due course. It was important to ensure that the Blackwater Trail was retained and a fence installed alongside Whetmead to prevent dogs from running onto the A12.

RESOLVED That further liaison be arranged in due course and the above points be made in response to the consultation.

68. TREE APPLICATIONS

Members were informed that the Tree Group had been advised that the decision on tree applications was now being made by Essex County Council.

Members considered that confirmation should be sought from the District Council and an explanation as to what had prompted this decision.

RESOLVED That a formal response be requested from the Planning Authority regarding this information.

There being no further business the Chairman closed the Meeting at 7.25 p.m.

Councillor J. Goodman
Chairman

GK/28.7.2021