



PLEASE NOTE 6 PM START TIME OF MEETING

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 24th July 2023** Time: **6.00 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:

P.	Barlow	(Chairman)	T.	Hewitt
J.C.	Coleman	(Vice Chairman)	J.	Martin
E.	Adelaja		R.	Ramage
J.M.	Coleman		A.	Sloma
L.	Headley		E.	Williams

Nikki Smith
Town Clerk
GK/18.7.2023

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 10th July 2023 (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.

Order Note: A maximum of 30 minutes is designated for public participation time with no individual speaker exceeding three minutes unless otherwise granted an extension by the Chairman under Standing Order 3(F) & 3(G)

5. PLANNING OFFICER'S REPORT

To receive a verbal report from the Planning Officer 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](#) at page 8).

10. A12 CHELMSFORD TO A120 WIDENING SCHEME - COMPLETION OF EXAMINATION

To receive and note the the notification of completion of the examination ([attached](#) at page 9).

11. RIVENHALL PARK PHASE 4 - 23/01288/DAC & 20/02060/OUT

To consider the application for approval of details as reserved by condition 6 of approved application 20/02060/OUT (allowed at appeal) - Submission of Design Code ([attached](#) at page 10).

12. 21/00031/OUT – LAND AT BURGHEY BROOK FARM, LONDON ROAD, RIVENHALL

To receive a letter from Rivenhall Parish Council and a covering report ([attached](#) at page 12).

13. NATIONAL HIGHWAYS – A12 CHELMSFORD TO A120 ROAD WIDENING SCHEME – SURFACE WATER QUALITY MONITORING WORK

To receive an email from Ardent in relation to water quality monitoring work in Witham ([attached](#) at page 13).

14. BRAINTREE DISTRICT COUNCIL – LICENSED TAXI CONSULTATION

To receive details of a District Council Consultation, to note that in light of Minute 29 a response has been made but Members are encouraged to complete the survey ([attached](#) at page 15).

15. CLOSURE OF TICKET OFFICES AT RAILWAY STATIONS

To receive details of the consultation to close ticket offices at Railway Stations and to note that comment needs to be made by 26th July 2023 ([attached](#) at page 16).

16. SPEED SURVEYS

Members were advised at the Town Council Meeting on 10th July 2023 that the Local Highways Panel has insufficient funds to for speed surveys. The Town Council has been asked if it could fund the requested speed survey in Cut Throat Lane at a cost of approximately £300. The Planning Committee has no budget.

17. RIVENHALL IWMF – CONSULTATION

To receive the leaflet regarding the above consultation and to note that contact has been made requesting that a consultation event be held in Witham ([attached](#) at page 17).

**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.

23/01323/HH	20 Sauls Avenue, Witham, Essex	South	Single storey front and 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

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.

23/01627/TPO	Cedar House , 21A Collingwood Road, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area:
23/01706/TPO	37 Barwell Way, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75
23/01794/TPO	2 Tudor Close, Witham, Essex	South	Notice of intent to carry out works to trees protected by Tree Preservation Order 8/2000

Witham Town Council – Planning Application Report

Application No:- 23/01627/TPO

Address:- Cedar House , 21A Collingwood Road, Witham

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- The proposal is to fell a eucalyptus tree in the front garden to the property. The applicant states that the tree is large and close to the front of the property. She is concerned that as the tree is a poor specimen with shallow roots there is potential for the tree to be blown over. She suggests that the roots could also affect the drains.

Recommendation:- The Tree Warden has advised that this type of tree can affect drains and is shallow rooted. Recommend no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/01706/TPO

Address:- 37 Barwell Way, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75

Relevant Site History:-

Representations:-

Summary:- The proposal is to fell 3 sycamore trees T7, T8 and T9 which are protected by preservation orders. The applicant says that the trees were crown reduced in 2014 but have obviously grown since. She would like them felled to allow more space for a neighbour's trees.

Recommendation:- The Tree Warden has advised that these mature trees form a barrier between the Grove development and the industrial estate which is why they were made subject of a TPO. The trees are healthy and play an important part in mitigating the impact of climate change. Therefore recommend refusal on the grounds that the trees form an essential barrier between The Grove and the Industrial estate, they are healthy trees covered by TPOs and play an important part in mitigating climate change and could be managed as before in 2014 by pollarding; and subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/01794/TPO

Address:- 2 Tudor Close, Witham, Essex

Ward:- South

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order 8/2000

Relevant Site History:-

Representations:-

Summary:- The proposal is to cut back two Ash trees to boundary that are overhanging the applicant's drive to prevent excessive leaf fall and bird guano.

Recommendation:- The Tree Warden has advised that to cut back on just one side of the trees would make them unbalanced. Crown reduction to reduce overhang would be more appropriate and require liaison with the owner of the trees. Therefore recommend refusal to the proposed work as it would cause unbalanced trees and suggest that crown reduction would be more appropriate; and subject to the advice of the District Council's Landscape Officer.

Policy References:-

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
23/01195/HH - 128 Highfields Road Witham Essex CM8 2HH	Part single storey part two storey rear extension, two storey side and front extensions, front porch, changes in roof form to main dwelling and insertion of 3no. roof lights	Application Permitted	Members were mindful of LPP36c that the extension would be required to be subordinate to the original dwelling but considered that the proposed frontage would sit better in the street scene so therefore agreed to raise no objection	
23/01102/FUL - 5 Wheaton Road Witham Essex CM8 3UJ	Partial demolition of existing two storey workshop bay incorporating ground and first floor admin and office suites and remodelling to create new office and administrative support areas. Alterations and re-roofing of attached factory and service bays. Removal of single storey later addition to existing workshop and service bay building. Associated landscaping reinstatement and operational development. Application follows earlier part implemented scheme under 21/03147/FUL.	Application Permitted	Recommended Approval	

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National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer
Services: 0303 444 5000
e-mail: A12chelmsfordA120@planninginsp
ectorate.gov.uk

By email only

Your ref:

Our ref: TR010060

Date: 13 July 2023

Dear Sir/Madam

Planning Act 2008 (as amended) – Section 99

**Application by National Highways for an Order Granting Development Consent
for the A12 Chelmsford to A120 Widening Scheme (TR010060)**

Notification of completion of the Examining Authority's Examination

As required by section 99 of the Planning Act 2008, I write as the Lead Member of the Panel of Examining Inspectors to inform you that we completed the Examination of the above application at 23:59 on Wednesday 12 July 2023.

Thank you to everyone who has contributed to the Examination through written submissions and participation in oral hearings.

The findings and conclusions arising from the Examination, together with our Recommendation, will be sent to the Secretary of State for Transport no later than 12 October 2023.

Yours faithfully

Adrian Hunter

Adrian Hunter, Examining Inspector/ Lead Member of the Panel

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

<https://infrastructure.planninginspectorate.gov.uk>



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Our ref: 23/01288/DAC & 20/02060/OUT
Your Ref:
Direct Dial: 01376 552525
Ask for: Neil Jones
Date: 06.07.2023



Development Management
Causeway House Braintree
Essex CM7 9HB

Witham Town Council
By e-mail only

Dear Sir/Madam

APPLICATION NO : 23/01288/DAC & 20/02060/OUT
DESCRIPTION : Application for approval of details as reserved by condition 6 of approved application 20/02060/OUT (allowed at appeal) - Submission of Design Code
LOCATION : Phase 4 Land North East Of Rectory Lane Rivenhall Essex

This correspondence is to notify you that an application has been submitted to Braintree District Council for approval of a Design Code that will establish how the development of up to 230 dwellings at the above site.

Background

On 5th January 2023 a Planning Inspector, appointed by the Secretary of State, granted planning permission for the development of up to 230 dwellings and associated development on land north east of Rectory Lane. The Inspector's appeal decision can be viewed on the Council's website using application reference 23/01288/DAC. Whilst the Inspector's decision establishes the principle of development at the site the Council will need to approve various details, including the appearance, landscaping, layout and scale of the development.

The Design Code

One of the first details that the developer needs to be get approved is a Design Code. The objective of producing the Design Code is to provide a clear framework for development, and to help ensure that there is a high quality of design throughout the development.

The Council do not usually consult members of the public on applications which are seeking approval of details in connection with planning conditions, however because members of the public will be invited to comment on the application(s) for the approval of the Reserved Matters the Council consider it is appropriate in this case to publicise this application and allow interested parties the opportunity to make representations on the proposed Design Code.

How can I find out more? All documentation submitted with the application is available to view online, via our website www.braintree.gov.uk/pa. This application can also be viewed electronically at any local library should you not have access to a computer or mobile device.

What can I do if I want to comment? Any comments should be made online via our website https://www.braintree.gov.uk/info/200227/comment_on_a_planning_application and received by the Council by **28th July 2023**. In order to comment you will need to complete a short registration process. Once registered you will be able to make your comments as well as tracking the application until this has been determined. Further guidance on this can be found online via our website <https://www.braintree.gov.uk/pa1> as well as overleaf.

Please note that any comments received in connection with this application will be available for public inspection and viewable on the council's website, within three weeks of receipt..

Yours faithfully

Planning Admin Team

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Rivenhall Parish Council

*SERVING THE COMMUNITIES OF RIVENHALL AND RIVENHALL END IN THE BRAINTREE DISTRICT
IN THE COUNTY OF ESSEX*

CLERK TO THE PARISH COUNCIL

Mr Keith P. Taylor
23 Mersey Road, WITHAM,
Essex, CM8 1LL
Tel: (01376) 516975
Email: keithtaylor1805@gmail.com
Website: www.rivenhallparishcouncil.net

5th July 2023

Our Ref: F4/P4

Senior Planning Officer
Braintree District Council
Causeway House
BRAINTREE
CM7 9HB

Dear Sir/Madam,

Application No: 21/00031/OUT
Description: Land at Burghey Brook Farm
Location: London Road, Rivenhall

Rivenhall Parish Council were appalled by the decision of Braintree District Council to grant this planning permission and for the existing planted tree bund screening to be completely removed, thereby destroying sight and sound screening for the residents of Rivenhall End and the total removal of local biodiversity. This despite requests from the Parish Council and local residents for this bund screening be retained and even enhanced.

The Parish Council request, therefore, that the reasoning behind this decision be fully explained and, if it isn't too late, for enhanced screening to be reintroduced as originally requested..

Yours sincerely,

Keith P. Taylor
Clerk to Rivenhall Parish Council

CC to Witham TC

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Agenda Item 13

Costain have advised as part of the upcoming A12 Chelmsford to A120 Road Widening Scheme they are required to undertake an Environmental Impact Assessment and produce a subsequent Environmental Statement. Part of these documents relates to the monitoring and condition of the rivers and watercourses within the footprint of the scheme.

The proposed scheme crosses seven Main Rivers (Boreham Brook, River Ter, River Brain, Rivenhall Brook, River Blackwater, Domsey Brook and the Roman River), several ordinary watercourses and a number of minor unnamed drains, ditches and ponds.

There are four monitoring methods to be used. Each specific location can have different monitoring methods.

- **Real Time Monitoring**
Real-time monitoring equipment will be installed within the watercourse. A multi-parameter water quality sonde will be housed in a permeable plastic pipe casing which will be secured to a wooden or metal structure (already present or bespoke made), itself grounded into the riverbank.
- **Rain Gauges**
These are installed in some locations to provide representative data on how the level of rain fall effects the flow and quality of the water during run-off conditions.
- **Manual Sample Collection and Visual Inspection**
Manual sample collection and a visual inspection will be undertaken at all proposed monitoring points to allow analysis of a range of water chemistry parameters and view the general condition of the watercourse. Operatives will proceed on foot to the riverbank to collect the samples and undertake the inspection.

General Notes

Costain are required to monitor each location for 6 months. After the initial set up each location will be visited monthly. An extension to the monitoring period may be required and will be negotiated later. Some minor vegetation clearance (strimming etc) may be required so that access can be provided to the watercourse. They expect the initial visit to be late August / September 2023.

The team size will consist of 2-3 operatives. Access to the general area will be via a road vehicle (4x4 or similar). Access to the exact location will then be on foot. Parking locations are to be agreed with the landowner or within National Highways / Public land. The impact of the surveys will be minor and it is not foreseen there will be any crop loss.

Proposed Monitoring Locations with details:

Monitoring Point Reference	Watercourse	Monitoring Type	NGR	Reason for Selection	LR Title Landowner for access
MP10	River Brain	Visual Inspection & Manual Sample Collection	583003, 213680	Temporary Bridge Works and Laydown Areas within ~100m of watercourse.	Witham Town Council
MP11	River Brain	Visual Inspection, Manual Sample Collection, Rain Gauge & Real-time Monitoring	582762, 21377	Compounds and Laydown Areas within ~100m of watercourse.	Witham Town Council



This important work will benefit both Landowners and National Highways by recording details of the watercourses, prior to the construction works. Your on-going assistance in permitting this work to be undertaken would be much appreciated. A member of the Costain site team will be in contact in due course to arrange access.

If you have any points arising please do not hesitate to contact me otherwise I look forward to hearing from you once the matter has been considered.

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Agenda Item 14

Consultation with Town and Parish Councils – Licensed vehicle services

Braintree District Council have commissioned consultants, LVSA , to undertake an independent survey of demand for taxis and private hire cars. This type of survey is required periodically, in accordance with Government Guidance.

A component of the work is consultation with stakeholders within the Council area. LVSA would be interested in the views that Parish and Town Councils have, regarding the services provided by licensed vehicles.

Not all areas within the Council administrative area are served through taxi ranks. Hence, there is interest in any feedback concerning both taxis and private hire vehicles (which must be pre-booked).

Are your group aware of any particular issues faced by local residents or businesses when requiring the services of licensed vehicles? Have any issues arisen post-Covid? Are there any new requirements which are not being met?

It is not only information regarding problems and issues, which are being sought. If services work well, if some drivers or companies are particularly helpful, it would be good to hear about such positive features as well.

Please feed back any comments to LVSA directly, to the email address braintreeconsultation@lvsa.co.uk with the feedback including which locality, within the Braintree District Council administrative area the feedback relates to.

Even if licensed vehicle services have never arisen as a noted issue, it would be good to hear feedback that this is the case.

In addition to consultation with stakeholders, there is also an online public consultation survey which may be used by individuals, to express their views. Please feel free to share the link to the online survey.

The link to the public consultation survey is: <https://forms.gle/rH69tXy9WZgxH4rYA>

The online survey will remain open until the 31st July 2023.

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Agenda Item 15

Greater Anglia, along with most other train operators, is proposing changes to the way tickets are sold and customer service is provided at stations. A public consultation process is now taking place about those proposals.

The key elements of Greater Anglia's proposals are as follows:

- The plans would provide a more modern and flexible service for customers
- There would still be someone to help with ticket queries and information at all the stations covered by the proposals (with specific hours varying by station) and the ability for customers to speak direct to the Greater Anglia Customer Contact Centre in Norwich via a ticket machine for guidance or advice
- Passenger Assist arrangements would still apply, with additional mobile assistance teams providing extra support
- No station would become unstaffed as a consequence of the proposals and other station facilities, such as waiting rooms and toilets, would be unaffected.

The proposals form part of plans to modernise the railway and bring it more in line with modern consumer expectations. They reflect significantly reduced usage of ticket offices over the past decade, as customers move to alternative, more convenient ways of buying tickets. Most tickets are now bought either online or through ticket machines. Under the plans, staff would undertake a new, more flexible 'customer host' role, providing advice about the best and cheapest fares, and supporting customers with other queries and accessibility needs, rather than being confined to the ticket office. Customers would still be able to buy tickets from the ticket machine and online (as now), and colleagues would still be available at the station to help customers at certain times. Ticketing assistance would also be available directly from staff in Greater Anglia's Customer Contact Centre in Norwich, contactable via the ticket machine (24 hours a day).

The consultation runs until **Wednesday 26 July 2023**. Anyone with any comments or feedback on the proposals should send their responses to [Transport Focus](#) or, where appropriate, [London TravelWatch](#), the statutory rail passenger watchdog organisations which will receive and review all consultation responses, before providing recommendations on next steps.

The proposals for the Greater Anglia network are outlined below, including why the suggested changes are being put forward, what that means for ticket purchase arrangements at stations, and confirmation on how to submit any comments you may have and to whom they should be sent, based on the station to which your comments relate.

It should be made clear that these proposals are subject to this public consultation process. Only when this process has been completed will decisions then be taken on exactly what plans are taken forward.

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Agenda Item 17



About Us

Indaver Riverhall Limited is a provider of sustainable waste management solutions and is in the process of constructing the Riverhall Integrated Waste Management Facility (IWMF) at the former airfield and quarry east of Silver End near Kelvedon, Essex.



Get In Touch

Got a query? We'd love to hear from you.

www.riverhall-iwmf.co.uk
info@riverhall-iwmf.co.uk
01279 311440

Woodhouse Farm,
Woodhouse Lane,
Kelvedon,
Essex. CO5 9DF



Have Your Say

We'd love to hear from you.

Riverhall Integrated Waste Management Facility (IWMF) Development Consent Order
www.riverhall-iwmf.co.uk



What We Are Proposing

We are proposing to extend the electrical generating capacity of the iWMF to increase the electrical output to more than 50MW. This increased electrical power can be achieved without the need for additional throughput of waste nor any changes to the appearance of the plant. What is required is an internal engineering operation to increase the amount of steam that is allowed to access the turbine-powered generator. The result will be additional electricity that is derived from residual waste, helping to reduce our reliance on fossil fuels and tackling climate change.

To do this, we are preparing an application for a Development Consent Order ('DCO'), which we will submit to the Secretary of State for Energy Security and Net Zero. To find out more about us and our proposal, including the Preliminary Environmental Information Report, please visit our website at <https://www.rivenhall-iwmf.co.uk/>

Have Your Say

To help prepare our DCO application, we are seeking the views of the local community by launching a public consultation starting on 28th June 2023.

We are hosting 5 public events during this time, to which all are welcome. These are going to be held at the following locations and times:

- 06 July, 4pm-8pm - The Institute, Kelvedon
- 14 July, 1pm-4pm - Rivenhall Village Hall
- 22 July, 9am-12pm - Bradwell Village Hall
- 26 July, 12pm-4pm - Coggeshall Village Hall
- 31 July, 9am-12pm - Silver End Village Hall

You can find hard copies of the consultation materials in the Witham, Kelvedon, Braintree, Coggeshall and Silver End libraries in Essex, and (by appointment) in the Information Hub at Woodhouse Farm.

How to Get in Touch

We are keen to hear your feedback, and there are a number of ways you can provide this to us:

- By emailing us at** info@rivenhall-iwmf.co.uk
- By writing to us at** Indaver Rivenhall Limited, Woodhouse Farm, Woodhouse Lane, Kelvedon, Essex, CO5 9DF
- By submitting your comments via our online feedback form here:** www.rivenhall-iwmf.co.uk/feedback/
- By attending** one of our public events and filling out the feedback form provided.

All feedback must be provided no later than 23:59 on 23rd August 2023.

We look forward to hearing from you!