



## PLEASE NOTE 6PM START TIME

### AGENDA

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

Date: **Monday, 10<sup>th</sup> June 2019** 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:	Councillors:	J.C.	Goodman	(Chairman)
	Mrs	A.	Kilmartin	(Vice Chairman)
	Mrs	S.	Ager	
		K.L.	Atwill	
		P.R.	Barlow	
		J.C.	Bayford	
		S.E.	Hicks	
	Miss	C.	Jay	
		M.C.M.	Lager	
	Mrs	S.C.	Lager	
		C.S.	Livermore	
		T.A.	Pleasance	
		R.P.	Ramage	
		P.M.	Ryland	
	Miss	M.L.	Weeks	
		R.	Williams	

#### 1. APOLOGIES

To receive apologies for absence.

#### 2. MINUTES

To receive the Minutes of the Meeting held on 28<sup>th</sup> May 2019 (previously circulated).

**3. INTERESTS**

(a) To permit Members of this Council who are also Members of Braintree District Council to confirm that, whilst considering planning applications at the Town Council, any opinion that may be given will be based on the information that is known to date. Each Councillor should confirm that he/she will not be held by opinions given or comments made at meetings of Witham Town Council, but will approach further meetings with an open mind. Furthermore, he/she will consider any additional information and/or representations that may be received prior to the meeting of the District Council.

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

**4. PRESENTATION – NEW DEVELOPMENT AT WOOD END FARM**

To receive a presentation from Countryside Properties regarding the proposed new development at Wood End Farm.

**5. 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.

**6. CLERK'S REPORT**

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

**7. 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 committee clerk.*

**8. PART 2 APPLICATIONS**

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

**9. REVISED PLANS**

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

**10. REPRESENTATIONS TO BRAINTREE DISTRICT COUNCIL**

To consider possible contentious items, if any and to decide whether or not the Town Council will send a co-optee to attend the Braintree District Council Planning Committee to make comments.

**11. DECISIONS**

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

12. **Environment Agency consultation: draft national flood and coastal erosion risk management strategy for England**

To note that the above consultation at <https://consult.environment-agency.gov.uk/fcrm/national-strategy-public>.

James Sheehy  
Town Clerk  
GK/29.04.2019

## **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](http://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.

<b>19/00852/PLD</b>	<b>30 Stourton Road, Witham, Essex</b>	<b>West</b>	<b>Construction of rear dormer extension to bungalow</b>
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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](http://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.

19/00710/FUL	Morrisons Supermarket, Braintree Road, Witham	North	Removal of existing condenser units and platforms in existing roof and installation of new condenser units and platforms in the service yard.
19/00849/FUL	37 Newland Street, Witham, Essex	Central	Alterations to the entrance of the Grove Centre including removal of existing signage and canopy with the provision of re-cladding of existing columns and new paving. The proposals also include the change of use of unit 37 from Use Class Sui Generis (4D S canning Centre) to Use Classes A3 (Cafe/Restaurant) and A5 (Hot Food Takeaway).
19/00117/TPO	10 Hollybank, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order 6/76 - Remove 2 Lime trees
19/00896/ADV	Witham Police Station, Newland Street, Witham	Central	Signage for day nursery

## Witham Town Council – Planning Application Report

**Application No:-** 19/00710/FUL

**Address:-** Morrisons Supermarket, Braintree Road, Witham

**Ward:-** North

**Proposal:-** Removal of existing condenser units and platforms in existing roof and installation of new condenser units and platforms in the service yard.

**Relevant Site History:-**

**Representations:-**

**Summary:-** It is proposed to remove the existing condenser unit on the store roof and replace within the service yard at the rear of the building.

**Recommendation:-** The unit will no longer be on the roof but at ground level. The unit is near the bottom end of the gardens of the adjacent houses in Braintree Road. There is a railway line and an embankment between the condenser unit and the houses in Birch Close. On balance I would recommend no objection as the new unit is unlikely to adversely affect neighbouring amenity.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00849/FUL  
**Address:-** 37 Newland Street, Witham, Essex  
**Ward:-** Central

**Proposal:-** Alterations to the entrance of the Grove Centre including removal of existing signage and canopy with the provision of re-cladding of existing columns and new paving. The proposals also include the change of use of unit 37 from Use Class Sui Generis (4D Scanning Centre) to Use Classes A3 (Cafe/Restaurant) and A5 (Hot Food Takeaway).

**Relevant Site History:-** 18/02025/ADV & 18/02024/FUL - considered on 11th December 2018 and recommended no objection to the proposed entrance.

**Representations:-** An objection has been received from the White Hart complaining that the ducting would affect the fire exit for the hotel guests and office workers above Poundland. The grease build up in the ducting could become a fire risk and the odours would permeate the guest bedrooms. The noise would disturb guests particularly those who work nights and sleep during the day. An extract system would be an eyesore on the main entrance to the Grove Centre

**Summary:-** It is proposed to create a café/restaurant and Hot Food Takeaway at the entrance to The Grove. A Change of Use will be required as this was previously the 'Window to the Womb' clinic under Class Sui Generis. The Public Health team at Braintree District Council has stated that the applicant should confirm that there will not be any conflict due to noise intrusion with existing residential or commercial units. This shall be in respect of proposed hours of opening and clear details as to how cooking odours will be controlled. There are no hours of opening detailed in the application.

**Recommendation:-** It is recommended that this application be refused on the grounds of lack of information regarding the hours of opening and clear details of how cooking odours will be controlled.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00117/TPO  
**Address:-** 10 Hollybank, Witham, Essex  
**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to trees protected by Tree Preservation Order 6/76 -  
Remove 2 Lime trees

**Relevant Site History:-**

**Representations:-**

**Summary:-** An application has been received to fell two lime trees in front of 10 Hollybanks on the grounds of loss of light and possible damage to foundations and underground pipes.

**Recommendation:-** The Tree Warden has been asked to make a site visit and to advise on this application.

**Policy References:-**



## Witham Town Council – Planning Application Report

**Application No:-** 19/00896/ADV  
**Address:-** Witham Police Station, Newland Street, Witham  
**Ward:-** Central

**Proposal:-** Signage for day nursery

**Relevant Site History:-** 18/00353/FUL - conversion of former Police Station to day nursery

**Representations:-**

**Summary:-** There will be two non-illuminated signs 2 m x 2 m raised 40 cms above the ground. It will be made from marine ply and proposed to be white with black lettering.

**Recommendation:-** Recommend No objection

**Policy References:-**

APPLICATION	DESCRIPTION	BDC DECISION	TOWN COUNCIL COMMENTS
19/00077/TPO - 43 Bridge Street Witham Essex CM8 1BU	Notice of intent to carry out works to tree protected by Tree Preservation Order 8/00 - Pollard Hawthorn tree	Application Permitted	No objection subject to the pollarding to the same height of the other half of this twin trunked tree and the advice of the District Council's Tree Officer.
19/00081/TPO - Podsbrook House Guithavon Street Witham Essex	Notice of intent to carry out works to trees protected by Tree Preservation Order 5/83 - See tree report for details of the works the only trees preserved and works being carried out are T1, T2, T4 and T6 on the plan - part of G1 on our Tree Preservation Order document.	Application Permitted	No objection subject to the advice of the District Council's Tree Officer
19/00594/FUL - The Coach House Coach House Way Witham Essex	Partial demolition of existing redundant coach house and conversion into a single residential dwelling with part raised roof.	Application Refused	No objection
19/00583/DAC - Witham Police Station Newland Street Witham Essex CM8 2AS	Application for approval of details reserved by condition nos 3, 5, 6, 10 and 14 of approval 18/00353/FUL - Conversion of former Police Station into a Day Nursery with extensions and internal re modelling	Application Permitted	Recommend refusal of condition 5 - railing, as railing would detract from the appearance of this building and there would appear to be no reason for their installation on security grounds.

19/00325/FUL - 9 Church Street Witham Essex CM8 2JP	2 new replacement dwellings	Application Refused	Recommend refusal on the grounds of over-massing of site and detrimental to the street scene in a Conservation Area.
18/02171/FUL - Crittall Distribution Depot Crittall Road Witham Essex	Construction and operation of an urban reserve gas fired plant.	Application Permitted	Recommend refusal on the grounds of loss of car parking provision and impact on neighbouring parking; and lack of detail regarding noise and emissions levels.
18/01688/FUL - 2 Crittall Road Witham Essex CM8 3BL	Retrospective application for the change of use of part of the building to a Cafe (Use Class A3)	Application Permitted	No objection
18/00237/FUL - New Ivy Chimneys Hatfield Road Witham Essex CM8 1EN	Application for the erection of 6 dwellings at the rear of the site (retrospective) and the erection of 4 dwellings at the front of the site and proposed hardstanding and landscaping (part retrospective)	Application Refused	No objection
17/02165/FUL - The Former Bakery Rear Of 83 Newland Street Witham Essex CM8 1AA	Demolition of The Former Bakery and redevelopment to provide a two-storey building with roof space accommodation comprising three 1-bedroom flats and one 2-bedroom flat, with roof amenity space, cycle parking and bin storage	Application Refused	Recommend refusal on the grounds that the proposals fail to meet the standards of good design due to a lack of amenity.

17/02065/FUL - 65 Newland Street Witham Essex CM8 1AB

Change of use from office to residential to provide a 1x1-bed dwelling and 2x1-bed flats, involving the demolition of the modern stairwell, conversion of the rear extension, and erection of a two storey extension together with the formation of a courtyard to provide amenity space and cycle parking.

Application Refused

No objection

17/02066/LBC - 65 Newland Street Witham Essex CM8 1AB

Change of use from office to residential to provide a 1x1-bed dwelling and 2x1-bed flats, involving the demolition of the modern stairwell, conversion of the rear extension, and erection of a two storey extension together with the formation of a courtyard to provide amenity space and cycle parking.

Application Refused

No objection subject to the advice of the Historic Buildings Officer.

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