



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

## MINUTES

### PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 12<sup>th</sup> June 2023**

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

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	
J.M.	Coleman	
L.	Headley	
J.	Martin	
A.	Sloma	
E.	Williams	
G.	Kennedy	(Planning Officer)

And two members of the public.

#### 12. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Ramage.

**RESOLVED** That the apologies be received and approved.

#### 13. MINUTES

**RESOLVED** That the Minutes of the Meeting of the Planning and Transport Committee held 30<sup>th</sup> May 2023 be confirmed as a true record and signed by the Chairman.

#### 14. INTERESTS

No interests were declared.

## **15. QUESTIONS AND STATEMENTS FROM THE PUBLIC**

Mr Palombi from the Witham and Countryside Society explained that the Essex Branch of the CPRE (Campaign for the Protection of Rural England) would be discussing application ESS/42/23/BTE – Colemans Farm Quarry. In relation to application 23/01249/REM – Land adjacent to Lodge Farm, he reminded Members that the society had been campaigning for a footpath/cycleway from the estate running adjacent to the railway line to the station. He then referred to Minute 16 – Cut Throat Lane, and wondered whether roads which would benefit from slower speed limits could be considered as part of the Neighbourhood Plan process and likewise at Minute 23 – Local Highways Panel, as to whether the Neighbourhood Plan would carry weight to ensure projects were able to be taken forward. He then referred to Minute 24 – Notice of Appeal – 22/02593/ADV – Lidl UK and spoke of their campaigning to get the totem sign removed as in the Conservation Area.

Mr Hunt from Mulberry Gardens said that since moving into his home in 2005 the traffic in Cut Throat Lane had increased substantially. He cited allotment holders and residents as well as the recent constructions workers for the gas fired generator as being responsible for the increase. He said that Cut Throat Lane was predominately a lane for walking. He understood in the past that a speed monitor loop had not been possible. He did suggest that Members could look at his CCTV footage which showed vehicles travelling at 15/20 mph.<sup>1</sup> He considered the only option to slow vehicles down would be to have three sets of speed bumps in the road.

The Chairman thanked Mr Palombi and Mr Hunt for their comments and it was agreed to discuss Cut Throat Lane Speeding issues next.

## **16. CUT THROAT LANE SPEEDING**

A report was received.

Members discussed the issues and noted that a Local Highways Panel request had been made for a speed survey. It was suggested that a letter be sent to Conrad Energy, responsible for the generator, to remind their maintenance staff to comply with the speed limit. It was agreed that Essex County Council Playle be contacted and asked to take this matter forward.

**RESOLVED** That the report be received and Essex County Councillor Playle be asked to take this matter forward with the Local Highways Panel.

## **17. PLANNING OFFICER'S REPORT**

The Planning Officer explained that she had been informed that application 23/00875/ADV – Land opposite the Old Pottery Kiln, for a freestanding totem pole considered at the last Meeting had now been withdrawn.

**RESOLVED** That the information be received and noted.

## **18. PART 1 APPLICATIONS**

There were no Part 1 applications to consider.

---

<sup>1</sup> The Town Clerk would strongly advise against obtaining CCTV footage as Mr Hunt would be acting in contravention of GDPR.

**19. PART 2 APPLICATIONS**

**23/01195/HH**

**128 Highfields Road, Witham**

Part single, part two storey extension, two storey side and front extension, front porch, changes in roof form to main dwelling and insertion of 3 no. roof lights

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.

**NO OBJECTION**

**ESS/42/23/BTE**

**Appleford Farm (Colemans Farm Processing Plant Site)**

Relocation of plant site, ready mixed concrete plant, bagging plant and associated ancillary facilities, including for establishment and use of a field conveyor network with bridge over Braxted Road along with enhancement and use of existing points of access off Braxted Road, together with restoration to agricultural land and nature conservation habitats, in advance of the A12 road widening and improvement national infrastructure project on land at Colemans Farm Quarry.

Members were informed of the representations made by Rivenhall Parish Council regarding the increased HGV movements within the village. The Town Council understood and supported the issues raised by Rivenhall and shared concerns regarding increased HGV movements could also impact Witham; and in addition had taken a decision in 2022 to recommend all applications for refusal until such time that all HGVs use the adjacent A12 rather than Witham town centre.

It was agreed to continue to refuse applications in relation to Colemans Quarry and that a letter be sent to Essex County Council explaining that the change of access would exacerbate the situation.

**RECOMMEND REFUSAL** on the grounds that all such applications would be refused until such time that all quarry traffic used the adjacent A12 rather than the town centre and that the proposal to change the access to the quarry would exacerbate the situation.

**23/01249/REM**

**Land adjacent to Lodge Farm, Hatfield Road, Witham**

Retrospective Application for the approval of reserved matters (in respect of appearance, landscaping, layout and scale) for proposed footpath/cycleway adjacent to the primary road pursuant to outline planning permission 15/00430/OUT granted 27.5.2016 for Outline Application with all matters reserved other than strategic access point onto Hatfield Road, for the erection of up to 750 dwellings, primary school and early years centre, enterprise centre (A1/A2/B1/D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping.

Members wished to see further progress regarding a footpath/cycleway to the south of the railway line to the station and considered it short sighted that a dedicated drop off area for parents was not being created for the school.

**NO OBJECTION** but to include the Town Council's concerns regarding progress of a footpath/cycleway to the south of the railway line to the station and lack of a dedicated drop off area at the school.

**20. REVISED PLANS**

There were no revised plans.

**21. DECISIONS**

The decisions on Planning Applications pertaining to Witham were received.

**RESOLVED** That the decisions be received and noted.

**22. HATFIELD ROAD SPEEDING CONCERNS**

A report was received regarding the site visit and action to be taken by Councillor Heath who would contact Essex County Councillor Louis to take this matter forward.

**RESOLVED** That the report be received.

**23. LOCAL HIGHWAYS PANEL MEETING**

An extract from the Local Highways Panel Meeting held 19<sup>th</sup> April 2023 of items relating to Witham was received.

Members were disappointed that a number of schemes proposed for the town did not meet criteria.

**RESOLVED** That the extract be received and noted.

**24. NOTICE OF APPEAL – 22/02593/ADV – LIDL UK**

Members were asked to consider writing a letter to the Planning Inspector in support of the District Council's decision to refuse the above planning application.

Members agreed that a letter should be written.

**RESOLVED** That a letter be sent to the Planning Inspector in support of the District Council's decision to refuse the planning consent for the internally illuminated totem sign on the edge of the Conservation Area.

There being no further business the Chairman closed the Meeting at 7.21 p.m.

Councillor P. Barlow  
Chairman

GK/13.6.2023