



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

## AGENDA

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

Date: **Monday, 5<sup>th</sup> August 2019** Time: **6.30 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 (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 the 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 committee clerk.*

7. **PART 2 APPLICATIONS**

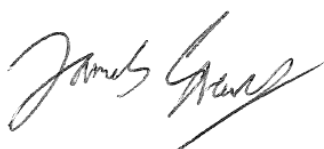
To consider applications in [Part 2](#).

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/30.7.2019

## 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.

19/01080/FUL	Elm Hall Primary School , Conrad Road, Witham	North	Construction of 2 No. classrooms
19/01075/HH	5B Cypress Road, Witham, Essex	North	Replacement of balcony door and windows. Repair to balcony wood
19/01280/HH	10 Owers Road, Witham, Essex	South	Two storey rear extension and new garage

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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.

19/01209/FUL	New Ivy Chimneys, Hatfield Road, Witham	Hatfield	Construction of 6 no. dwellings to the rear of the site (retrospective) and 4 no. dwellings to the front of the site (part retrospective) including car parking, garden amenity space, landscaping and associated development
19/01097/LBC	18 Home Bridge Court, Hatfield Road, Witham	Hatfield	Refurbishment of 5No. windows and replacement of 3No. windows
19/00190/TPO	1 The Retreat, Witham, Essex	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order 1/17 - Holm Oak
19/01098/FUL	The Venue, 1A Collingwood Road, Witham	Central	Change of use of pool club at first floor to 5 No. flats and alterations to fenestration
19/01221/HH	27 Benton Close, Witham, Essex	South	Rendering of property
19/01287/FUL	The Swan PH, 153 Newland Street, Witham	Central	Replacement of function room with 2No. flats
19/01088/HH	25 Claudius Way Witham Essex CM8 1PY	Hatfield	Conversion of carport and garage to habitable accommodation

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## Witham Town Council – Planning Application Report

**Application No:-** 19/01209/FUL  
**Address:-** New Ivy Chimneys, Hatfield Road, Witham  
**Ward:-** Hatfield

**Proposal:-** Construction of 6 no. dwellings to the rear of the site (retrospective) and 4 no. dwellings to the front of the site (part retrospective) including car parking, garden amenity space, landscaping and associated development

**Relevant Site History:-** 18/00237/FUL -Considered on 3rd April 2018 - No objection to the revised plans. Refused by the District Council on 29th May 2019

**Representations:-**

**Summary:-** Members will remember that originally at New Ivy Chimneys the proposal was to build an apartment at the front with six terraced dwellings along the back. This application is now to replace the apartment building with four terraced dwellings. These houses will be set back from Hatfield Road with a parking court in front with seven parking spaces. There will be parking behind for fifteen vehicles - a total of 22 parking spaces for ten dwellings. The garden size of the houses at the back of the site will be 98.8 sq metres and the houses at the front ranging from 85 to 915 square metres. The houses at the back will be three storey, with a better floor layout than previously with a ground floor cloak room, bedroom, dressing room and ensuite on the first floor and the second bedroom with an ensuite on the second floor. The houses at the front will be two storey, two bedroomed.

**Recommendation:-**

**No objection**

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01097/LBC  
**Address:-** 18 Home Bridge Court, Hatfield Road, Witham  
**Ward:-** Hatfield

**Proposal:-** Refurbishment of 5No. windows and replacement of 3No. windows

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a simple application to replace windows in a Listed Building, both refurbishment and replacement will be like for like in materials and colours, i.e. wooden frames painted white.

**Recommendation:-**  
**No objection**

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/00190/TPO  
**Address:-** 1 The Retreat, Witham, Essex  
**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to tree protected by Tree Preservation Order 1/17 - Holm Oak

**Relevant Site History:-**

**Representations:-**

**Summary:-** 1- Lower canopy of Holm Oak facing onto bungalow and garden ground - remove reaction growth at lower level and pare back to previous cut points, 2-Thin canopy by up to 15% largely by minor branch removal, 3-Partial reduction of upper crown over bungalow by removal and feathering back no more than a metre or to previous cut points where they are visible, 4-Lift crown over roadside - towards town centre - by removing two minor limbs and reducing larger limb back to appropriate growth point

**Recommendation:-** The Tree Warden will be asked to make a site visit but there are no details on the website yet.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01098/FUL  
**Address:-** The Venue, 1A Collingwood Road, Witham  
**Ward:-** Central

**Proposal:-** Change of use of pool club at first floor to 5 No. flats and alterations to fenestration

**Relevant Site History:-** Application approved in July 2003 for COU to 3 residential flats

**Representations:-**

**Summary:-** This is a change of use application from the pool club to residential specifying five flats with alterations to windows. The Pool Club has been closed since July 2018. Four flats will be one bedroom and the other a studio flat. The largest flat will be 70 sq m and the studio flat 42 sq m. There will be no amenity space or parking provision.

**Recommendation:-** There is a need for small residential units for single occupancy. The space in the studio flat is just above the minimum of 37 sq m required. The smallest flat is 48 sq m with a two person, one bedroom flat needing 50 sq m. The flats are close to all amenities and a short walk to the station. It is for Members to decide whether they consider these flats suitable.

**Policy References:-**



## Witham Town Council – Planning Application Report

**Application No:-** 19/01221/HH  
**Address:-** 27 Benton Close, Witham, Essex  
**Ward:-** South

**Proposal:-** Rendering of property

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a brick built bungalow and the owners wish to render the property and paint it pale grey/white. Unfortunately we do not have the benefit of google streetscene but it would seem to be out of keeping with the surrounding properties. Ward Members might wish to make a site visit to advise.

**Recommendation:-** Recommend refusal unless Ward Members advise otherwise on the basis of out of keeping in the street scene.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01287/FUL

**Address:-** The Swan PH, 153 Newland Street, Witham

**Ward:-** Central

**Proposal:-** Replacement of function room with 2No. flats

**Relevant Site History:-** March 2016 planning permission was granted for the demolition of the function room and provision of a beer garden for the public house.

**Representations:-**

**Summary:-** It is proposed to demolish the function room to the rear of the Swan PH and build two flats. This is in a Conservation Area and because of the proximity of the River Brain is within Flood Zone 3 and a flood risk assessment has been carried out.

**Recommendation:-** The ground floor of this new building will be built 0.22m above the predicted flood level in the event of a 1 in 100 year flood. Flood resistant methods should be considered for the construction of the dwellings and internal fittings. Being in a Conservation Area, Members will need to consider whether the District Council's rules on traditional wood framed windows should be followed - there are no details of materials on the application. Neighbours would probably prefer a dwelling rather than a beer garden. It is for Members to decide whether the application should proceed.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 19/01088/HH  
**Address:-** 25 Claudius Way Witham Essex CM8 1PY  
**Ward:-** Hatfield

**Proposal:-** Conversion of carport and garage to habitable accommodation

**Relevant Site History:-**

**Representations:-**

**Summary:-** The proposals are difficult to follow from the limited plans given nor any ideas regarding the size of the existing property. This area has small courts of houses, with archways to parking areas beyond. To remove both the car port and the garage will change the street scene and also affect parking provision.

**Recommendation:- Recommend Refusal on the grounds of out of keeping with the street scene and lack of off-street parking provision.**

**Policy References:-**

19/00117/TPO - 10 Hollybank Witham Essex CM8 1UX	Notice of intent to carry out works to trees protected by Tree Preservation Order 6/76 - Remove 2 Lime trees	Application Refused	Recommend refusal on the grounds that the felling of the lime trees would be excessive and as the trees had recently been pollarded no work was necessary, subject to the advice of the District Council's Tree Officer
19/00788/FUL - The Victoria PH Powers Hall End Witham Essex CM8 1LT	Change of use from public house (A4) to single detached house (C3)	Application Permitted	Recommend Approval
19/00520/FUL - White Hart Newland Street Witham Essex CM8 2AF	Removal of existing timber smoking shelter and replace with new metal framed smoking shelter with retractable awning. Insertion of bi-folding windows to rear elevation and replacement of damaged timber flooring in bar area.	Application Permitted	Recommend refusal on the grounds that the proposals are not appropriate to a 16th century building in a Conservation Area
19/00521/LBC - White Hart Newland Street Witham Essex CM8 2AF	Removal of existing timber smoking shelter and replace with new metal framed smoking shelter with retractable awning. Insertion of bi-folding windows to rear elevation and replacement of damaged timber flooring in bar area.	Application Permitted	Recommend refusal on the grounds that the proposals are not appropriate to a 16th century building in a Conservation Area and the advice of the Listed Buildings Officer
19/01037/HH - 75 Powers Hall End Witham Essex CM8 1NH	Erection of a single storey rear and side extension and internal alterations including new front pitched roof with rendered finish	Application Permitted	No Objection

19/00137/TPOCON - 49  
Chipping Hill Witham Essex CM8  
2JT

Notice of intent to carry out works to trees in a Conservation Area - T1 & T2 Holly - Section fell to ground level and poison stumps to prevent regrowth, T3 Bay - Coppice to 1m approximately, T4 Multi-stemmed Hazel - Coppice to 75m approximately T5 Conifer Section fell to ground level T6 Hazel - Cut back to boundary line (approximately 1.5 m)  
The area is over crowded and felling will allow the other trees in the area to grown on. They are too large for the area and damaging fence and greenhouse.

Application Permitted

No Objection in view of the District Council's Landscape Officer's advice

19/00708/HH - 20 & 22 Juniper Crescent Witham Essex CM8  
2NX

Joint application for the retention of single-storey rear extensions, first-floor rear extensions, porches, and front extensions to each dwelling, together with the proposed introduction of gable-end roofs to first floor extensions and the proposed reduction in height of single storey extension to no.22.

Application Permitted

No Objection subject to the condition that number 22 remains single occupancy

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