

## MINUTES

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

Date: **Monday, 25<sup>th</sup> November 2019**

Present:	Councillors:	Mrs	A.	Kilmartin	(Vice Chairman)
		Mrs	S.	Ager	
			K.L.	Atwill	
			P.R.	Barlow	
			J.C.	Bayford	
			S.E.	Hicks	(arrived 6.35 p.m)
	Miss	C.	Jay	Jay	(arrived 6.04 p.m.)
			M.C.M.	Lager	
	Mrs	S.C.	Lager	Lager	
			R.P.	Ramage	
			P.M.	Ryland	(arrived 6.17pm)
	Miss	M.L.	Weeks	Weeks	
		Mrs	G.	Kennedy	(Planning Officer)
			J.	Sheehy	(Town Clerk)
	Mrs	H.	Andrews	Andrews	(Assistant Proper Officer)
	Miss	N.	Smith	Smith	(Assistant RFO)
		Mr	P.	Keenan	Q&A Planning Ltd
		Mr	S.	Dawkins	New River Retail
		Mr	L.	Campbell	Newlands Centre

### 152. APOLOGIES

Apologies for absence were received from Councillor Goodman who was attending a funeral, Councillor Livermore and Councillor Pleasance who were unwell and Councillor R. Williams due to employment commitments.

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

### 153. MINUTES

The Minutes of the Meeting held on 11<sup>th</sup> November 2019 were received.

**RESOLVED** That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 11<sup>th</sup> November 2019 were confirmed as a correct record and signed by the Chairman.

**154. INTERESTS**

Councillor Ramage declared a non-pecuniary interest due to his involvement with The Hub, Unit 17 Newland Shopping Centre, Witham CM8 2AP. Councillor Atwill declared a pecuniary interest as he owns and resides at property in Guithavon Street.

**155. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

There were no questions or representations from members of the public.

**156. NEWLANDS SHOPPING CENTRE**

Members received a presentation from Q&A Planning Ltd, the appointed planning consultants for New River Retail with regards to the proposed development of the Newlands Shopping Centre.

Outline planning permission had not yet been applied for but it was felt appropriate for the Council to be informed of the proposed development within the town. New River Retail planned to develop the current car park and increase the spaces available from approximately 197 to 329, with 29 of those as disabled parking, by way of a deck. New River Retail also wished to change the view of the rear of the centre as they believed it would make it more aesthetically pleasing. Shops at the front and side of the centre would remain untouched with those in units at the back needed to relocate for the development of a possible Health Centre. This area would become two units with the potential to then be made into one large area. Initially the unit adjacent to Lockram Lane will be used as an undercroft car park.

Councillor Hicks entered the chamber at 6.36pm.

Councillor Ramage declared a non-pecuniary interest due to his involvement with The Hub.

Above the developed ground floor units will be 88 flats, a mixture of one and two bedroom over 4.5 floors. These can be accessed by 2 lifts and 3 sets of staircases and level 2 will incorporate a green community area.

Councillor Atwill declared a pecuniary interest as he owns and resides at property in Guithavon Street.

Members discussed the need to ensure that the site is fit for purpose for the future and made it known that it would expect to see S106 contributions from the Local Planning Authority to improve leisure and open spaces within the town should the development move forward. They would also want to ensure that attention be paid to crossings, cycleways and bus stops where appropriate.

Members shared concerns about over-massing and although accepting that it would be necessary to develop flats to finance the works, were concerned at the numbers proposed. It was recognised that this brown field site is in a Conservation Area.

**RESOLVED** That the following comments be made to Braintree District Council –

- That the proposed development is too high
- That there are too many proposed apartments
- The development as currently offered would be detrimental and Council will await more detailed plans

**157. A12 CHELMSFORD TO A120 WIDENING**

Members discussed the ‘A12 Chelmsford to A120 Widening’ exhibition attended and reported back that the route was still as yet undecided. Currently the preferred route does not have provision for traffic coming to Witham from Maldon or Hatfield Peverel. The suggestion is to close the slip road at Hatfield Peverel both north and south which will mean traffic needing to go through Boreham to join the A12. Members discussed the need for Highways England to consider linking Ulting across to Witham South and to ensure that all junctions have capacity for future years as currently no decision has been made on garden villages so it is not possible to know what traffic they will be carrying in the future. Members welcomed the scheme but noted it was imperative to include the provision of a service area.

**RESOLVED** That the Town Council respond to the Consultation detailing the need for –

- A junction at Witham South linking to Ulting and Maldon,
- All junctions have capacity for increasing traffic,
- Provision of a service area,
- The existing A12 be reconstructed as a local road to provide resilience when needed.

**158. CLERK’S REPORT**

There were no matters for the clerk to report on.

**159. PART 1 APPLICATIONS**

**19/01985/PLD**

**6 PURCELL ROAD, WITHAM**

Replacement of glazed roof tiles including a roof light .

**NO OBJECTION**

**19/01965/HH**

**35 GUTHAVON STREET, WITHAM**

Part ground floor and part first floor rear extension.

**NO OBJECTION**

**19/02041/HH**

**6 CRESSING ROAD, WITHAM**

Dropped Kerb.

**NO OBJECTION**

**160. PART 2 APPLICATIONS**

**19/00291/TPOCON**

**22 AVENUE ROAD, WITHAM**

Notice of intent to carry out works to a tree in a Conservation Area. Reduce height of Sycamore tree by approximately 20ft and shape sides to balance.

**NO OBJECTION** Subject to the advice of the District Landscape Services Department.

**19/00292/TPO**

**ROSLYN HOUSE, 16 NEWLAND STREET, WITHAM**

Notice of intent to carry out works to tree protected by Tree Preservation Order 26/90- Remove 3 large branches form a Horse Chestnut on the boundary of 14 and 16 Newland Street.

The Tree Warden advised that there is no evidence of disease and believes the planned works to be excessive, ignores the shape of the tree and would shift the centre of gravity.

**RECOMMEND REFUSAL** on the advice of the Tree Warden due to the excessive nature of the works involved and the safety issues that would be created.

**19/00294/TPO**

**AVENUE HOUSE, 4 NEWLAND STREET, WITHAM**

Notice of intent to carry out works to trees in a Conservation Area- Crown reduce a Magnolia(A) to a height of 4.5 metres, Crown reduce an Ilex Aquifolium(B) to a height of 4.5 metres to prevent overhang to 6 Newland Street, Crown reduce Crab Apple trees (C & D) to a height of 4.5 metres to clear cottage gutters and reduce shading to garden of adjacent paddocks garden.

The Tree Warden had recommended no objection.

**NO OBJECTION** Subject to the advice of the District Council's Tree Officer.

**19/101986/COUPA**

**AVIVA, 80 CHELMER ROAD, WITHAM**

Notification for Prior Approval for a Proposed Change of Use of a Building from Shops (Class A1) to a use falling within Class C3 (Dwelling house) and for Associated Operational Development- Change of use to residential.

Members had previously raised no objection but noted the new change in layout and entrances for the ground and first floor swapped.

**RECOMMEND REFUSAL** on the grounds of layout offering poor amenities for future residents and a lack of vehicular parking provision.

**19/02057/FUL**

**SAULS BRIDGE SPORTS GROUND, MALDON ROAD, WITHAM**

Erection of semi-demountable cricket ball stop fencing (15m x 48m wide).

Members noted that the fencing would be visible from the Conservation Area.

**RECOMMEND REFUSAL** on the grounds that the development is unnecessary and visible from the Conservation Area in contravention of Local Planning Policy ADM63/RLP95/96.

**19/00277/TPO**

**12 ARMITIGER WAY, WITHAM**

Notice of intent to carry out works to a tree protected by Tree Preservation Order 5/74-T1 Walnut tree in rear garden of property. Reduce branches on house side of tree by approximately 2.5 back to appropriate pruning points to prevent damage to property.

The Tree Warden considers this to be routine maintenance.

**NO OBJECTION** Subject to the advice of the District Council's Tree Officer.

**161. REVISED PLANS**

**18/02304/FUL**

**FORMER BRAMSTON SPORTS CENTRE**

Redevelopment to form 54 retirement living apartments, including guest accommodation, communal facilities, access, car parking and landscaping.

Members noted that Essex County Council had raised a holding objection regarding flood water storage and was not prepared to revise its decision as no additional information is available. Members agreed to maintain the Town Council's decision to recommend to refuse the application but to add their concerns regarding the riparian meadow.

**RECOMMEND REFUSAL** on the grounds that –

- Parking provisions appear to remain inadequate for the proposed number of dwellings,
- Tree T12 which is being felled should be replaced with a substantial replacement tree to preserve local amenity.
- Whilst noting the improved layout of the site from the previous submission, concern remains that refuse collections may not be able to adequately navigate the proposed access road and parking area.
- It is believed the site sits upon a high water table and has incurred flooding when previously used as a leisure centre. Concern remains that insufficient evidence has been submitted to demonstrate the proposed riparian meadow will be fit for purpose.
- Will the riparian meadow be totally fenced off, how will it be maintained and will it be flowing into Town Council ditches?

**162. DECISIONS**

Decisions made by local planning authorities were received.

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

**163. EXAMINATION OF THE NORTH ESSEX AUTHORITIES' SECTION 1 PLAN**

The North Essex Authorities' Section 1 Plan which sets out future proposals for development over a 15 year period was received.

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

**164. NOTICE OF APPEAL – 19/01038/FUL – 6 CRESSING ROAD, WITHAM**

Witham Town Council considered the above application on 8th July 2019 and recommended refusal on the grounds of over massing of site, sub-division of a small plot, out of keeping in the street scene and unlikely to comply with current Planning Guidance Standards. Braintree District Council refused permission for this application on the 13<sup>th</sup> August 2019.

**RESOLVED** That the Planning Inspector would be contacted and informed of Witham Town Council's support for the District's decision.

There being no further business the Chairman closed the Meeting at 7.27 p.m.

Councillor \_\_\_\_\_  
Chairman  
NS/GK/JS 28.11.2019