



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, 11th November 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 28th October 2019 (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](#)).

10. **APPEAL – 18/01908/FUL – 20 COLLINGWOOD ROAD, WITHAM**

To consider writing a letter of support to the Planning Inspectorate regarding the above appeal.

EXCLUSION OF THE PRESS AND PUBLIC

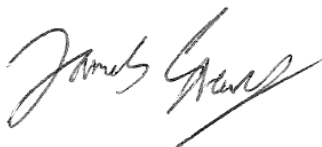
TO RESOLVE That under the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the following items of business due to their confidential nature.

11. **CLERK'S REPORT**

To receive the Clerk's report on matters arising (attached).

12. **PUBLIC DOMAIN**

To consider whether the item discussed in private session should be moved into the public domain.



James Sheehy
Town Clerk
GK/6.11.2019

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

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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
19/01866/HH	29 Brain Road, Witham, Essex	West	Single storey front extension
19/01923/HH	27 Ebenezer Close, Witham, Essex	North	Single-storey rear conservatory 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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
19/01879/LBC & PP-08223504	Grove House, Newland Street, Witham	Central	Repairs to grade II listed boundary wall
19/00274/TPOCON	Grove House, Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area - Crown lift trees that overhang the generator housing unit and fridge unit to 8-10 meters and back to main trunk to allow new units to be put in
19/01896/OUT	Land North Of Woodend Farm, Hatfield Road, Witham	Hatfield	Application for Outline Planning Permission with all matters reserved - Up to 450 residential dwellings, commercial floorspace, residential care home and day nursery with all associated access, servicing, parking, drainage infrastructure, landscaping, open space and utilities infrastructure
19/01694/HH	8 Haygreen Road, Witham, Essex	South	Retention of single-storey rear extension

Witham Town Council – Planning Application Report

Application No:- 19/01879/LBC & PP-08223504
Address:- Grove House, Newland Street, Witham
Ward:- Central

Proposal:- Repairs to Grade II listed boundary wall

Relevant Site History:-

Representations:-

Summary:- This is the prominent Grade II Listed wall from The Grove down Newland Street. It is proposed to remove all the 'blown' bricks and replace. Where possible the bricks will be turned.

Recommendation:- No objection subject to the advice of the Listed Buildings Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00274/TPOCON
Address:- Grove House, Newland Street, Witham
Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area - Crown lift trees that overhang the generator housing unit and fridge unit to 8-10 meters and back to main trunk to allow new units to be put in

Relevant Site History:-

Representations:-

Summary:- The tree warden has been asked to comment.

Recommendation:- The Tree Warden advises no objection subject to the District Council's Tree Officer's advice.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01896/OUT

Address:- Land North Of Woodend Farm, Hatfield Road, Witham

Ward:- Hatfield

Proposal:- Application for Outline Planning Permission with all matters reserved - Up to 450 residential dwellings, commercial floorspace, residential care home and day nursery with all associated access, servicing, parking, drainage infrastructure, landscaping, open space and utilities infrastructure

Relevant Site History:-

Representations:-

Summary:- Members will have seen previous presentations by the developer. Sites have been earmarked for up to 2,000 sq m for business and up to an 80 bed care home but if there is no commercial market then these schemes will not be delivered and 450 homes would be applied for. Because this is an outline permission no detailed plans have been provided however an illustrative masterplan is included in this application. There are detailed plans for access onto the site from Hatfield Road which are submitted for approval. Members will remember that an area at the front of the site has been safeguarded for future A12 improvements. There is a 382 page transport assessment. Access onto the development will be via the new roundabout. The existing access to the farm will closed and a new access created from within the development. The slip road off will be one way as all other accesses will be closed. It is suggested that there could be a bus diversion onto the development and that subject to a subsidy agreement the bus service from Broomfield Hospital to Boreham via Chelmsford could be extended via Hatfield Peverel to Witham. The proposal is suggesting to connect to and enhance approved cycleway corridors.

Recommendation:- Members will need to decide on the Outline development and whether the proposed road layout, with access onto the development via a roundabout at the end of the slip road, slip road being one-way and accesses off being closed is acceptable.

Witham Town Council – Planning Application Report

Application No:- 19/01694/HH
Address:- 8 Haygreen Road, Witham, Essex
Ward:- South

Proposal:- Retention of single-storey rear extension

Relevant Site History:- The original application 18/00770/FUL was for a single storey rear extension measuring 3.3m in depth, 2.6m to eaves and 3.4m in overall height. The extension would result in the remaining garden space being well below the amenity standards. It was considered that the loss of amenity space would not be detrimental and that the extension was in keeping with the character of the original house. It was also considered that the proposal would not be sufficient to be detrimental to neighbours to warrant the refusal of the application. The application was therefore granted.

Representations:-

Summary:- The Town Council was not consulted on the original application. The only difference to this application relates to the height of the wall where it joins the house. This is 3.4m as opposed to 3.3m. The height at the eaves remains the same. There are no objections by the neighbours.

Recommendation:- Recommend no objection

Policy References:-

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Application No.	Proposal	BDC's Decision	WTC's Decision
19/01577/HH - 12 Halfacres Witham Essex CM8 1QX	Single-storey rear and side extension incorporating an integral garage	Application Permitted	No objection
19/00213/TPO - 41 Bridge Street Witham Essex CM8 1BU	Notice of intent to carry out works to trees protected by Tree Preservation Order 8/00 - Cut overhanging branches back to boundary	Application Permitted	No objection subject to the advice of the District Council's Tree Officer
19/01526/HH - 45 Powers Hall End Witham Essex CM8 2HF	Proposed dropped kerb.	Application Permitted	No objection

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