



MINUTES

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

Date: **Monday, 10th June 2019**

Present: Councillors:

	J.C.	Goodman	(Chairman)
Mrs	A.	Kilmartin	(Vice Chairman)
	K.L.	Atwill	
	P.R.	Barlow	
	J.C.	Bayford	(arrived at 6.40 p.m.)
	S.E.	Hicks	(arrived at 6.10 p.m.)
Miss	C.	Jay	
	C.S.	Livermore	(arrived at 6.55p.m.)
	T.A.	Pleasance	
	R.P.	Ramage	
	P.M.	Ryland	
Miss	M.L.	Weeks	
	R.	Williams	(arrived at 6.02 p.m.)
	J.	Sheehy	(Town Clerk)
Mrs	G.	Kennedy	(Planning Officer)
Miss	N.	Smith	(Assistant Responsible Finance Officer)
	K.	Coleman	(Phase 2 Planning)
Ms	L	Meeson	(Countryside)
	S.	Price	(Countryside)
Ms	J	Topham	(EQ Communications)

And one member of the public.

14. APOLOGIES

Apologies for absence were received from Councillors Mrs S. Ager, M.C.M. Lager and Mrs S.C. Lager who had previous engagements; and Councillor R. Williams who would be late.

15. MINUTES

The Minutes of the Meeting of 28th May 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 28th May 2019 be confirmed as a true record and signed by the Chairman.

Councillor R. Williams arrived at the Meeting.

16. INTERESTS

- (a) Members of this Council who are also Members of Braintree District Council confirmed 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 confirmed 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.

RESOLVED That no interests be declared.

- (b) Councillor J.C. Goodman declared a non-pecuniary interest in 19/00852/PLD – 30 Stourton Road, Witham as he knows the applicant and would not vote on this application.

Councillor Mr A. Kilmartin declared a non-pecuniary interest in 19/00896/ADV – Witham Police Station as she lives opposite the building.

Councillor S.E. Hicks arrived during the presentation.

17. PRESENTATION – NEW DEVELOPMENT AT WOOD END FARM

The Chairman welcomed Lydia Meeson from Countryside and her colleagues to the Meeting.

Ms Meeson then spoke about the proposed development at Wood End Farm which is out to pre-application consultation seeking views which could be incorporated before submission. She explained that she was the Planning/Project Manager for this particular site and then introduced her colleagues as Steven Price the Regional Director for Countryside, Jess Topham responsible for the public consultation and Kevin Coleman the Planning Consultant. She said that Countryside had been developing new, well integrated communities in Essex for the past 60 years. She said that they had been working on this site for the past two years and proposed to update the Masterplan in the summer and seek outline planning consent. A dedicated website would go online next week.

She then gave an overview of the site which is adjacent to the Lodge Farm Redrow site and had designation for up to 450 homes to meet the requirements of the Local Plan. She said that the site was 45 acres of mostly agricultural land and would offer excellent services to the town including employment land; and should integrate well. It would be a gateway development and would be, in a design sense, landscape-led, and would hope to minimise traffic by enhancing bus routes. Countryside had been working in partnership with Braintree District Council.

She said that Countryside proposed 400 houses which they considered to be the capacity of the site. Land to the Hatfield Road side would be safeguarded for the upgrade of the A12 junction but Highways England have not yet committed to timescale and there would be need for noise modelling. She explained that there would be a new roundabout off the slip road to gain access to the site. 30% would be affordable housing with potential for a care home, due to interest received. There would be a nursery and one acre of employment land so that existing tenants could be catered for. A large portion of the site would be open space with an attractive pond. The housing would be inward looking onto the central green. There would

be allotment provision and a landscape buffer to the Lodge Farm estate and a deeper buffer to the edge of the development. There would be sustainable drainage with water gradually being absorbed into the ground. A walking route around the edge of the development and a strategic cycle route would be created. Countryside had been in talks with the bus companies and hoped to achieve a service into Chelmsford and Broomfield Hospital.

In answer to Members questions the following was noted –

- There would be the appropriate Section 106 contributions made towards health, education and sports facilities but Countryside had not yet had a formal discussion.
- Maintenance of the green spaces was still being considered but likely to be through the Land Trust at a cost to the residents.
- The drainage consultant had carried out risk testing and soil investigations which had proved that no heavy engineering would be required.
- Fine detail of tree planting and direct access to adjacent development, would come forward during the planning process.
- The concerns about access and egress from the A12 slip road coupled with the complications of HGV parking were strongly stressed.
- Renewable energy options had not yet been looked at closely but the houses would be built to consume less energy, with environmental measures taken so they would be eco-friendly.
- Comment was made that hundreds of new houses are being built yet facilities do not come until later, with doctors' lists closed, no school places or transport to the railway station. School provision was led by Essex County Council and appropriate financial contribution would be made.
- The bus services would be put in early and a free bus pass given for the first year to encourage residents to use public transport.
- All roads would be adopted and District Council officers would be asked about the refuge collection routes.
- The road widths would be looked at in detail with the District Council Urban Design Officer.
- Parking on verges would be deterred by high kerbs, tree lined avenues or knee rails.

The Chairman reminded Members that a Screening Application had been considered earlier in the year when the Town Council considered there should be an Environmental Impact Assessment development as there are serious concerns about the access to the site which should not be off the A12 slip road, which would be dangerous, but through the adjacent Redrow site. The Town Council also has concerns about the air quality and the need for a sustainable drainage system.

Ms Meeson said that there would be a consultation at Spring Lodge on Saturday, 15th June 2019 between 11.30 a.m. and 4.30 p.m. with a preview for stakeholders from 10.30 a.m.

The Chairman thanked Ms Meeson and her colleagues for attending the Meeting.

During the presentation, Councillor J.C. Bayford arrived at the Meeting.

Councillor C.S. Livermore arrived at the Meeting.

18. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mr John Palombi, Witham & Countryside Society, was pleased to hear that Countryside was planning to get a bus service onto the development immediately there were residents and to give them a free bus pass for a year. He said that there should be a footpath and cycle route from Wood End Farm adjacent to the railway line into the town centre and to the railway station. He considered that the houses should be triple glazed, have solar panels and rainwater collection.

The Chairman thanked Mr Palombi for his comments.

19. CLERK'S REPORT

There were no updates to report.

20. PART 1 APPLICATIONS

19/00852/PLD

30 STOURTON ROAD, WITHAM

Construction of rear dormer extension to bungalow.

Councillor J.C. Goodman had declared an interest.

NO OBJECTION

21. PART 2 APPLICATIONS

19/00710/FUL

MORRISONS SUPERMARKET, BRAINTREE ROAD, WITHAM

Removal of existing condenser units and platforms in existing roof and installation of new condenser units and platforms in the service yard.

NO OBJECTION

19/00849/FUL

37 NEWLAND STREET, WITHAM

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 (Café/Restaurant) and A5 (Hot Food Takeaway).

Members were divided as to whether this would be a suitable site for a restaurant/takeaway.

RECOMMENDED REFUSAL on the grounds of environmental impact and lack of information regarding opening hours.

19/00117/TPO

10 HOLLYBANK, WITHAM

Notice of intent to carry out works to trees protected by Tree Preservation Order 6/76 – Remove 2 Lime trees.

Members were informed that there had been a similar application last year for the trees to be felled and a recommendation was made to refuse the felling of the trees as

the work was excessive and pollarding would be a better alternative.

The Tree Warden had made a site visit and recommended refusal as the work was unnecessary and the trees had been recently pollarded.

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.

19/00896/ADV

**WITHAM POLICE STATION, NEWLAND STREET,
WITHAM**
Signage for day nursery.

NO OBJECTION

22. REVISED PLANS

There were no revised plans to consider.

23. REPRESENTATIONS TO BRAINTREE DISTRICT COUNCIL

Members were reminded that personal representations would be made to the District Council in all cases where the application has been recommended for refusal.

24. DECISIONS

The decisions made by the Planning Authority were received.

RESOLVED That the decisions be received and noted.

24. ENVIRONMENT AGENCY CONSULTATION: DRAFT NATIONAL FLOOD AND COASTAL EROSION RISK MANAGEMENT STRATEGY FOR ENGLAND

Members were informed of the above consultation.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the Meeting at 7.25 p.m.

Councillor _____
Chairman
GK/11.6.2019