



MINUTES

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

Date: **Monday, 14th October 2019**

| | | | | |
|----------|--------------|--------|-----------|--------------------------------|
| 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 | |
| | | T.A. | Pleasance | |
| | | R.P. | Ramage | (Arrived 6.27 p.m.) |
| | | P.M. | Ryland | |
| | Miss | M.L. | Weeks | |
| | | R. | Williams | (Arrived at 6.47 p.m.) |
| | Mrs | G. | Kennedy | (Planning Officer) |
| | Miss | N. | Smith | (Assistant RFO) |
| | | J. | Palombi | (Witham & Countryside Society) |

And seven members of the public.

116. APOLOGIES

Apologies for absence were received from Councillor C.S. Livermore whose car had broken down. Councillor R. Williams had also sent his apologies as he would be late as he would be travelling from his place of work in Suffolk.

RESOLVED That the apologies be received and accepted.

117. MINUTES

The Minutes of the Meeting held on 30th September 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 30th September 2019 were confirmed as a correct record and signed by the Chairman.

118. INTERESTS

All Members declared a non-pecuniary interest in application 19/00250/TPOCON – Bramstons, as they knew the applicant, Mr John Palombi.

Councillors P.R. Barlow, J.C. Goodman, Mrs A. Kilmartin, M.C.M. Lager and Mrs S.C. Lager all declared non-pecuniary interests in application 19/01620/HH and 19/01661/LBC – The Old Vicarage, as they all knew the applicant.

Councillor K.L Atwill declared a pecuniary interest in application 17/02227/FUL – Witham Railway Station, as he owned properties in Easton Road and he would leave the Meeting when the application was considered.

119. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Kate Stevenson from Lawn Chase explained that she was concerned that the developer recognised that Lawn Chase is a private road and not as an access to the back of the premises. It was important that there should be no parking for others and no lorries as the road is owned by the residents of Lawn Chase. This point was reiterated by Sylvia Abbott who stressed that there should be no other traffic using the road. Mr Andrew Paul added that access was required at all times to Lawn Chase as there are a number of elderly residents who require carers.

Mr John Palombi explained that his application was just for routine maintenance and he wanted to talk later in the Meeting about the Local Heritage List. The Chairman agreed that this would be beneficial.

The Chairman thanked everyone for their comments.

120. CLERK'S REPORT

Members were informed that a notification had been received from Braintree District Council that application 17/02227/FUL – Witham Railway Station, would be considered by the Planning Committee at its Meeting on 22nd October 2019. Members would need to take a view after this application was discussed later in the Meeting whether it would be appropriate to attend to make representations on behalf of the Town Council.

121. PART 1 APPLICATIONS

19/01779/HH

1 LIFCHILD CLOSE, WITHAM

Single storey side extension.

NO OBJECTION

122. PART 2 APPLICATIONS

**19/01620/HH &
19/0661/LBC**

THE OLD VICARAGE, CHIPPING HILL, WITHAM

Erection of replacement shed and remedial work to boundary fencing including the addition of trellis panels.

Councillors P.R. Barlow, J.C. Goodman, Mrs A. Kilmartin, M.C.M. Lager and Mrs S.C. Lager had all declared interests.

NO OBJECTION subject to the advice of the Historic Buildings Officer.

Councillor R.P. Ramage arrived at the Meeting.

19/00239/TPOCON

WITHAM PAVILION CLUB, MALDON ROAD, WITHAM
Notice of intent to carry out works to trees in a Conservation Area.

Members were advised that the Tree Warden had made a site visit and advised that the application had been misleading as it was the sycamore that was by the outbuildings not the cedar. He advised that whilst the work to the cedar was acceptable it would be inappropriate to fell the sycamore which had been pruned previously and was not in his opinion in close proximity to the outbuilding.

RECOMMEND REFUSAL on the grounds that the works are excessive and inappropriate; and the application is misleading.

19/01689/REM

LODGE FARM, HATFIELD ROAD, WITHAM

Application for approval of reserved matters following outline approval 15/00430/OUT – Application for approval of Reserved Matters for “Appearance”, “Landscaping”, “Layout” and “Scale” for Phases 3 and 4 comprising 292 dwellings with associated landscaping, access and parking.

Members raised the issue of bin collections and the inconsistency of the District Council which collects from some private roads but not others. Concern was also added that there are no ‘green’ measures included such as triple glazing and solar panels on the development. Members remembered that a ‘bus gate’ through to Allectus Way had been included in a previous application.

NO OBJECTION subject to advice from the District Council Planners regarding the consistency of bin collections from private roads/driveways and why no environmental measures have been introduced such as solar panels, water harvesting and triple glazing.

Councillor R. Williams arrived at the Meeting whilst the above application was being discussed.

19/00250/TPOCON

BRAMSTONS, WHITE HORSE LANE, WITHAM

Notice of intent to carry out works to tree in a Conservation Area – Reduce crown of Holly by up to half a metre.

All Members had declared an interest.

Members were informed that the Tree Warden had advised no objection to this application as this was routine maintenance.

NO OBJECTION subject to the advice of the District Council’s Tree Officer.

**19/01757/FUL &
19/01758/LBC**

F BYFORD & SON, 90-92 NEWLAND STREET, WITHAM

Alteration and conversion of retail shop (A1) with ancillary offices and store to two A1 retail units on the ground floor and 6 x 1 bedroom and 2 x 2 bedroom residential flats above. Demolition of existing outbuilding and erection of a single storey bungalow to the rear.

Members considered that the building needed to be remodelled and brought back into use but were concerned that there was no parking for the residents of the flats and that the space proposed for the bungalow could provide this facility. Concern was also expressed about construction work and that the developer should be reminded of his obligations regarding a private road and duty of care during construction.

RECOMMEND REFUSAL on the grounds of lack of parking, overdevelopment of the site and lack of bike storage. Advice would need to be given to the developer regarding hours of construction and obligations regarding the private road.

19/01763/FUL

1 FREEBOURNES ROAD, WITHAM

Change of use of existing commercial unit to flexible use classes of B1, B2 and/or B8.

RECOMMEND APPROVAL

123. REVISED PLANS

17/02227/FUL

WITHAM RAILWAY STATION

Refurbishment of Albert Road Station entrance and new associated station building on eastern side of track, together with upgraded parking bays in the forecourt and improved cycle storage facilities.

Councillor K.L. Atwill had declared a pecuniary interest and left the Council Chamber.

Members were informed that the application had been amended so as not to include the multi-storey element of the car park.

Members were concerned that this application had first been submitted in 2017 and would be considered by the District Council next week. This was a significant application to an important gateway to the town. Members agreed that no objection should be offered subject to previous comments made at the Meeting on 9th July 2019 and to seek an assurance that the adjacent householder's concerns regarding boundary treatment and the removal of the wooded area which acts as a sound barrier are taken into consideration.

NO OBJECTION subject to costs of car parking, additional parking restrictions in Avenue Road, provision of a safer junction at Station Road and Avenue Road, feasibility of one way system in and out of the car park and bus routing; and that the neighbouring householder's concerns regarding the removal of the wooded area which acts as a sound barrier be taken into account. Members' concerns about the length of time taken for this application to be considered and the consequent delay for improvement to this significant gateway to the town would be relayed to the District Council.

Councillor K.L. Atwill returned to the Council Chamber.

124. DECISIONS

Decisions on planning applications were received.

RESOLVED That the information be received and noted.

125. WITHAM LOCAL HERITAGE LIST PROPOSALS

The Witham Local Heritage List Proposals were received.

It was agreed that a Task and Finish Group consisting of the Chairman and John Palombi be set up to consider this informative document.

RESOLVED That a Heritage List Task and Finish Group be set up with Mr Palombi and the Chairman who would ask other Members to join.

126. TRAFFIC REGULATION ORDER – JUNCTION PROTECTION MEASURES ON LODGE FARM

Members welcomed the Traffic Regulation Order to prohibit parking at junctions on the Lodge Farm Estate.

RESOLVED That the proposed Traffic Regulation Order be received and noted.

127. RAILINGS AT GIMSONS

A report was received regarding the District Council's ownership of the railing at Gimsons.

Members considered that clarification should be sought from the District Council regarding the remark that no changes are intended at the moment as it was understood that the developers proposed to remove the railings.

Members also asked that a copy of the deeds for the park be obtained from the Land Registry.

RESOLVED That the information from Braintree District Council be received and clarification sought regarding the developer's proposal to remove the railings.

RESOLVED That an enquiry be made of the Land Registry to obtain a copy of the deeds of the park.

EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED That under the Public Bodies (Admission to Meetings) Act 1960, the press and public be excluded from the Meeting for the following items of business on the grounds that publicity would be prejudicial to the public interest and legal proceedings.

128. LEGAL ADVICE

A report was received.

RESOLVED That the report be received and noted.

129. PUBLIC DOMAIN

It was agreed that the item discussed in Private Session should not be moved into the Public Domain.

RESOLVED That the item discussed in Private Session should not be moved into the Public Domain.

There being no further business the Chairman closed the Meeting at 7.28 p.m.

Councillor _____
Chairman
GK/15.10.2019