



Town Hall | 61 Newland Street | Witham | CM8 2FE  
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## AGENDA

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

Date: **Monday 20th September 2021** 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.	Goodman	(Chairman)
A.	Kilmartin	(Vice Chairman)
K.	Atwill	
P.	Barlow	
S.	Hicks	
C.	Jay	
C.	Lager	
M.	Lager	
C.	Livermore	
S.	Rajeev	

**1. APOLOGIES**

To receive apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting of the Planning Applications & Transport Committee held 6th September 2021 (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.

*Order Note: A maximum of 30 minutes is designated for public participation time with no individual speaker exceeding three minutes unless otherwise granted an extension by the Chairman under Standing Order 3(F) & 3(G)*

**5. CLERK'S REPORT**

To receive a verbal report from the Clerk on any matters arising from 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 Planning Officer.*

**7. PART 2 APPLICATIONS**

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

**8. REVISED PLANS**

To consider the following revised plan –

**21/00249/REM - Land Adjacent To Lodge Farm**

**9. DECISIONS**

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

**10. STREET NAMING**

To consider appropriate street names for the new development off Conrad Road.



James Sheehy  
Town Clerk  
GK/13.9.2021

**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.

21/02730/HH	97 Chelmer Road, Witham, Essex	West	Single-storey side extension
21/02724/HH	8 Lifchild Close, Witham, Essex	South	Single-storey rear extension and single-storey front extension

## 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.

21/02571/HH	Littlefields, 41 Chipping Hill, Witham	North	Replacement storm porch and repairs to exterior render
21/02493/HH	17 Armiger Way, Witham, Essex	Central	Erection of boundary fence
21/02450/FUL	Old Ivy Chimneys, Hatfield Road, Witham	Hatfield	Erection of 11 dwellinghouses and associated development
21/02511/FUL	26 Evans Way, Witham, Essex	North	Retrospective change of use to C3 residential curtilage, demolition of brick wall and erection of fence
21/02368/HH	93 Holst Avenue, Witham, Essex	South	Installation of garage doors for 2 carports

## Witham Town Council – Planning Application Report

**Application No:-** 21/02571/HH

**Address:-** Littlefields, 41 Chipping Hill, Witham

**Ward:-** North

**Proposal:-** Replacement storm porch and repairs to exterior render

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a detached house in the Conservation Area although the dwelling is not listed. It is proposed to replace the existing modern flat roof addition with a pitched roof storm porch. It will be constructed in natural timber with a clay tile roof and red clay ridge to match. The failed render will be removed, repaired and repainted using breathable paint.

**Recommendation:-** No objection subject to the Historic Buildings adviser being satisfied with materials.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 21/02493/HH

**Address:-** 17 Armiger Way, Witham, Essex

**Ward:-** Central

**Proposal:-** Erection of boundary fence

**Relevant Site History:-**

**Representations:-**

**Summary:-** The proposal is to erect a close boarded 1.5m high fence along Chess Lane and to remove an overgrown hedge.

**Recommendation:-** The Open Spaces Supervisor and I made a site visit as Chess Lane is very overgrown and will be cut back as part of the devolution process. I would suggest no objection so long as the fence is erected on the householder's property.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 21/02450/FUL

**Address:-** Old Ivy Chimneys, Hatfield Road, Witham

**Ward:-** Hatfield

**Proposal:-** Erection of 11 dwellinghouses and associated development

**Relevant Site History:-** 19/00109/FUL - extant full planning application for 13 units, the two most northerly houses have been built.

**Representations:-**

**Summary:-** This is the bowling green site. The applicant considers that a higher quality proposal is justified for this site. In place of an affordable housing element a monetary contribution will be made as part of the Section 106 Agreement. Preapplication advice had been sought and special mention was made with regard to mature trees and the boundary hedge along Hatfield Road. An archaeological risk assessment has been made and due care will be taken during excavation. A number of trees have already been removed as part of the extant application. It is proposed to remove a sycamore tree which would dominate the rear garden to plots 1 & 2 but adjacent trees will be retained. The remaining trees will be protected. 11 new trees will be planted on the site.

**Recommendation:-** Would recommend no objection subject to an assurance that renewable energy measures are to be installed

**Policy References:-** LPP77

## Witham Town Council – Planning Application Report

**Application No:-** 21/02511/FUL

**Address:-** 26 Evans Way, Witham, Essex

**Ward:-** North

**Proposal:-** Retrospective change of use to C3 residential curtilage, demolition of brick wall and erection of fence

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a retrospective application. The owners of the property have erected a 2m high fence to enclose a 2m strip which originally was to be public space and plan to demolish the existing wall which denoted the original boundary. The application states that agreement was not apparently made by the developer for this section to be maintained and therefore included as part of the plot.

**Recommendation:-** The planning consent included a brick wall which was part of the agreed street scene and that the area now enclosed was to be public open space. I made a site visit and consider that there would be no loss of public amenity for this strip of land to be included in the householder's garden. Whilst a wall would be preferred, the area to the front of the fence has already been planted with shrubs and trees and will therefore be gradually screened. Recommend no objection.

**Policy References:-**



## Witham Town Council – Planning Application Report

**Application No:-** 21/02368/HH

**Address:-** 93 Holst Avenue, Witham, Essex

**Ward:-** South

**Proposal:-** Installation of garage doors for 2 carports

**Relevant Site History:-**

**Representations:-**

**Summary:-** The proposal is to install two garage doors on undercroft parking which is detached from the house.

**Recommendation:-** This is an area which includes a number of similar parking arrangements and could benefit the street scene by the installation of garage doors. Although this could set a precedent would recommend no objection.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 21/00249/REM

**Address:-** Land Adjacent To Lodge Farm

**Ward:-** Hatfield

**Proposal:-**

**Relevant Site History:-** This matter was considered in June this year and recommended for refusal until there is an assurance from BDC that rubbish and recycling would be collected from adjacent to all homes, that there would be an adequate cycle path connection to Woodend Farm and an assurance that LPP77 would be applied with regard to renewable energy.

**Representations:-**

**Summary:-** From the revised plans the refuse lorries will still need to gain access over private drives and there is no confirmation from BDC that the necessary guarantees and indemnities are in place. There would appear to be a footpath/cyclepath running adjacent to the railway line.

**Recommendation:-** Would recommend that the decision to refuse be maintained until there is an assurance that BDC are satisfied with refuse arrangements, confirmation that a link through to Woodend Farm will actually be feasible and that renewable energy measures will be installed.

**Policy References:-** LPP77

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
21/01992/FUL - Foremost House Waterside Business Park Eastways Witham Essex CM8 3PL	Conversion of part of existing storage mezzanine level to form additional ancillary office space	Application Withdrawn	Raised no objection	
21/01954/HH - 90A Maldon Road Witham Essex CM8 1HR	Erection of single-storey rear extension and minor alterations to elevations	Application Permitted	Raised no objection	
21/01932/FUL - 66B Newland Street Witham Essex CM8 1AH	Change of Use from Funeral Directors (Class E) to a Skin Clinic (Sui Generis)	Application Permitted	Raised no objection	
21/01873/FUL - Community Centre Maldon Road Witham Essex CM8 1HN	Demolition of existing single-storey store room and rebuild on a like-for-like basis.	Application Permitted	Raised no objection	
21/01728/HH - 20 Flemming Way Witham Essex CM8 2GL	Erection of single-storey log cabin	Application Permitted	Raised no objection	

<p>21/01621/VAR - Benton Hall Golf Club Wickham Road Witham Essex CM8 3LH</p>	<p>Variation of Condition 2 (Approved Drawings) of permission 19/01980/FUL granted 01/06/2020 for: Change of use of land to site 18 no. holiday caravans, extension to overflow carpark, relocation of playground, creation of two tennis courts and spa garden with associated single-storey structures and associated hard and soft landscaping. Variation would allow: - Revised Illustrative Masterplan.</p>	<p>Application Permitted</p>	<p>Recommended refusal on the grounds of over-massing of the site.</p>
<p>20/00694/OUT - Cullen Mill 49 Braintree Road Witham Essex CM8 2DD</p>	<p>Outline planning application with all matters reserved - Demolition of existing factory/warehouse unit and construction new apartment development consisting of 10 flats.</p>	<p>Application Refused</p>	<p>Raised no objection subject to sufficient car parking spaces in line with Essex Parking Standards, sufficient cycle parking and evidence of the requisite element of affordable housing in accordance with RLP2 and RLP5. In line with LLP44 there should be facilities for plug-in recharging of vehicles or a contribution towards a facility at the nearby District Council's White Horse Lane car park.</p>
<p>21/00851/FUL - 12 Freebournes Road Witham Essex CM8 3AH</p>	<p>New warehouse (B8) and canopy</p>	<p>Application Permitted</p>	<p>Recommended approval</p>