



Town Hall | 61 Newland Street | Witham | CM8 2FE
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witham.gov.uk

AGENDA

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

Date: **Monday, 9th March 2020**

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	
	P.R.	Barlow	
	S.E.	Hicks	
Miss	C.	Jay	
	M.C.M.	Lager	
Mrs	S.C.	Lager	
	C.S.	Livermore	
	P.M.	Ryland	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning Applications & Transport Committee held 24th February 2020 (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 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 any revised plans received by Braintree District Council that have previously been commented upon.

9. DECISIONS

(a) Application 19/01334/FUL – 3F Moss Road, Witham

To consider the implications of the District Council's decision to refuse the above planning consent.

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

10. TREE PRESERVATION ORDER 20/2019 at land adjacent to 110 Honeysuckle Way, Witham

To note that the above Order has now been confirmed.

EXCLUSION OF THE PRESS AND PUBLIC

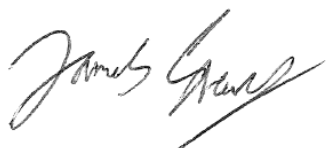
TO RESOLVE That under the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the consideration of the remaining items of business on the grounds they involve the likely disclosure of exempt information falling within Schedule 12A (Section 3) of the Local Government Act 1972.

11. SPA ROAD CAR PARK

To receive a verbal report from the Leader of the Council.

12. PUBLIC DOMAIN

To consider whether the item discussed in Private Session should be moved into the Public Domain.



James Sheehy
Town Clerk
GK/3.3.2020

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.

20/00217/HH	58 Market Lane, Witham, Essex	South	Creation of a second off street parking space and erection of a new gate
20/00276/HH	17 Chelmer Road, Witham, Essex	West	Proposed single storey rear extension
20/00235/PDEM	Garage 2405, Church Street, Witham	North	Application for Prior Notification of Proposed Demolition - 10 Garages in Church Street, Witham

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.

20/00225/HH	60A Rickstones Road, Witham, Essex	North	Single storey rear extension and single storey annexe extension to provide ancillary living accommodation
20/00046/TPOCON	Holly Trees Montessori Nursery, Newland Street, Witham	Central	Notice of intent to carry out works to tree in a Conservation Area - Remove a branch from a Cedar tree
ESS/11/20/BTE	Land at Colemans Farm Quarry, Little Braxted Lane, Witham, Essex, CM8 3EX	Central	Proposed Erection and Use of a Ready Mix Concrete Plant, with Ancillary Facilities using the existing site access, aggregates stocking and ancillary facilities at the existing site
19/01980/FUL	Benton Hall Golf Club, Wickham Road, Witham	South	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 ancillary building and associated hard and soft landscaping.
20/00203/FUL	Unit F6, Briarsford Industrial Estate, Perry Road	Central	Change of use from B1(c) light industrial to D2 assembly and leisure for personal training
20/00317/ADV	Bramston Sports Centre, Bridge Street, Witham	Hatfield	1 x freestanding non illuminated double sided sign

Witham Town Council – Planning Application Report

Application No:- 20/00225/HH

Address:- 60A Rickstones Road, Witham, Essex

Ward:- North

Proposal:- Single storey rear extension and single storey annexe extension to provide ancillary living accommodation

Relevant Site History:-

Representations:-

Summary:- This is a bungalow built in the garden to number 60 Rickstones Road. The existing bungalow is three bedroomed and it is proposed to demolish the existing garage and build a self contained single storey annex.

Recommendation:- Recommend refusal on the grounds of adverse impact on the street scene and lack of parking provision.

Policy References:- ADM2/RLP2 and Essex Parking Standards

Witham Town Council – Planning Application Report

Application No:- 20/00046/TPOCON

Address:- Holly Trees Montessori Nursery, Newland Street, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to tree in a Conservation Area - Remove a branch from a Cedar tree

Relevant Site History:-

Representations:-

Summary:- The proposal is for a limb to be removed from one of the cedar trees. There is no covering advice from a tree surgeon as to why the limb needs to be removed.

Recommendation:- Advice has now been received from the Tree Warden who confirms recommendation for refusal on the grounds of insufficient information.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- ESS/11/20/BTE

Address:- Land at Colemans Farm Quarry, Little Braxted Lane, Witham, Essex, CM8 3EX

Ward:- Central

Proposal:- Proposed Erection and Use of a Ready Mix Concrete Plant, with Ancillary Facilities using the existing site access, aggregates stocking and ancillary facilities at the existing site

Relevant Site History:-

Representations:-

Summary:- Colemans Farm Quarry will be worked progressively in 12 phases over a predicted duration of 18 years with permission to allow for stocking of processed sand and gravel until 1st April 2035. Preapplication advice has been sought for a 10.2ha northern extension to the quarry to release 500,000 tonnes of mineral and extend the proposed scheme by 2 to 5 years and for the erection of a ready mixed cement plant. The proposed development would comprise of 2 cement and additive silos, 4 aggregate bins, a wash out bay, mixing pan, 3,000 litre water storage tank, small batch cabin and storage container. The facility would be dismantled on the cessation of mineral extraction. The applicants suggest that the proposal would have limited visual effect on the landscape as it would be partially screened by existing hedgerows and by modified bunds.

Recommendation:- The need for the site is underpinned in the Essex Minerals Local Plan adopted July 2014 which identifies the site as having total capacity of 2.5m tonnes over its lifespan. It is assumed that the application is in accordance with the Minerals Local Plan. The plan highlights an estimated lifespan of 14 years as opposed to the application at 18 years; consideration should be given to the justification of the increased lifespan.

Witham Town Council – Planning Application Report

Application No:- 19/01980/FUL

Address:- Benton Hall Golf Club, Wickham Road, Witham

Ward:- South

Proposal:- 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 ancillary building and associated hard and soft landscaping.

Relevant Site History:- 96/00890/FUL - Planning consent for a hotel.

Representations:-

Summary:- Benton Hall Golf Club is straddling the boundary of Braintree and Maldon District Councils. Benton Hall needs to diversify and wishes to offer golfing holidays to attract golf societies and other groups. It is proposed to utilise an unused area of grassland for the above facilities. A tree report has been carried out and one poor quality tree will be required to be felled. Part of the site is in Flood Zone 2.

Recommendation:- No objection

Policy References:- CS 5 and RLP 81 and 90. ADM 23 - Rural Enterprise.

Witham Town Council – Planning Application Report

Application No:- 20/00203/FUL

Address:- Unit F6, Briarsford Industrial Estate, Perry Road

Ward:- Central

Proposal:- Change of use from B1(c) light industrial to D2 assembly and leisure for personal training

Relevant Site History:-

Representations:-

Summary:- The applicant currently runs a personal training business from Unit E2 on the same estate but wishes to downsize to a smaller unit. Apparently there are currently four units available on the estate. The hours of operation will be 9.30 to 10.30a.m. and 4.30 to 9.00 p.m weekdays and 9.00 a.m. to 12 noon at the weekends.

Recommendation:- No objection

Policy References:- ADM15

Witham Town Council – Planning Application Report

Application No:- 20/00317/ADV

Address:- Bramston Sports Centre, Bridge Street, Witham

Ward:- Hatfield

Proposal:- 1 x freestanding non illuminated double sided sign

Relevant Site History:-

Representations:-

Summary:- This is signage for the Churchill Development behind the Lidl Store. The signage will be outside the Conservation Area and will be 1.8 x 4 metre double sided sign mounted on raised posts. Consent is applied for until March 2023.

Recommendation:- No objection subject to the signage being removed once the flats are sold.

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision
19/02022/LBC - Roslyn House 16 Newland Street Witham Essex CM8 2AQ	Internal alterations to include the installation of a transparent column to secure the safety of the main staircase and transparent safety barriers in front of windows; external works to involve the replacement of modern garden	Application Withdrawn	
19/00352/FUL - Roslyn House 16 Newland Street Witham Essex CM8 2AQ	Change of use from B1 (Office) to D1 (School)	Application Withdrawn	
20/00092/FUL - Ginetta House 157 Newland Street Witham Essex CM8 1BE	Retention of UPVC windows and aluminium doors.	Application REFUSED	Recommend Refusal on the grounds of inappropriate materials in a Conservation Area contrary to ADM63, RLP95 and RLP96.

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