



Town Hall | 61 Newland Street | Witham | CM8 2FE
01376 520627
witham.gov.uk

MINUTES

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

Date: **Tuesday, 1st June 2021**

Present: Councillors: J Goodman (Chairman)
A Kilmartin (Vice Chairman)
K Atwill
S Hicks
C Jay
C Lager
M Lager
C Livermore

Also in attendance: Cllr S Ager
J Sheehy (Town Clerk)
N Smith (Deputy Town Clerk)
G Kennedy (Planning Officer)

10. APOLOGIES

Apologies for absence were received from Councillor Barlow who had a previous engagement.

RESOLVED That the apologies be received and noted.

11. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning Applications & Transport Committee held 17th May 2021 be confirmed as a true record and signed by the Chairman.

12. INTERESTS

No interests were declared.

13. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

No member of the press or public were present.

14. CLERK'S REPORT

The Planning Officer explained that Highways England had arranged a Teams Meeting for Monday, 14th June 2021, the date of the next Planning Applications and Transport Committee Meeting, to discuss details of the upcoming statutory consultation. Members would be able to book to attend an alternate Meeting on Tuesday, 15th June.

RESOLVED That the information be received and noted.

15. PART 1 APPLICATIONS

21/01391/FUL

Hayman Group Limited, Eastways Park, Witham

Replacement of roof to match existing. Over cladding of front elevation and replacement of windows.

NO OBJECTION

16. PART 2 APPLICATIONS

21/01320/HH

42 Collingwood Road, Witham

Proposed single storey annexe

NO OBJECTION subject to the annexe being ancillary to the existing dwelling and not as an independent residential unit and no representations from neighbours.

21/01380/HH

1 Stainer Close, Witham

Single storey rear extensions with internal alterations

RECOMMEND REFUSAL on the grounds that the proposed alterations to the garage would result in insufficient parking for a five bedroomed house in line with Essex Parking Standards.

21/01392/FUL

Land rear of 59 Bridge Street, Witham

Erection of 1 x 1 bed single storey dwelling house

RECOMMEND REFUSAL on the grounds of insufficient access for emergency vehicles and no parking provision in line with LPP37.

21/01586/TPOCON

Croxall Court Armond Road, Witham

Notice of intent to carry out works to a tree in a Conservation Area – Remove an Ash Tree

Members were informed that the Tree Warden had made a site visit and considered that the proposed work was unnecessary but some judicious pruning might be acceptable. If the Landscape Officer did allow the felling of the tree, a replacement tree must be planted and cared for.

RECOMMEND REFUSAL on the grounds that the felling of the tree is not justified but some pruning might be acceptable subject to the advice of the District Council's Landscape Officer. Should the tree be allowed to be felled a replacement tree must be planted and nurtured.

21/01607/TPOCON

12 The Avenue, Witham

Notice of Intent to carry out works to tree in a Conservation Area – Remove Birch Tree and carry out stump treatment

Members were informed that there was limited information available on the Planning Portal as this was an insurance claim and considered to be sensitive.

RECOMMEND REFUSAL on the grounds of lack of information.

21/01618/TPO

17 Armiger Way, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75

Members were informed that the Tree Warden had made a site visit and considered that work to this tree should be allowed but the suggested four metre pruning is excessive and should be limited to three metres.

NO OBJECTION subject to a maximum of three metre pruning and the advice of the District Council's Landscape Officer.

21/01348/FUL

Clifton House, Mill Lane, Witham

Erection of 1 x 3 bedroom two-storey detached dwellinghouse, new access and alterations to driveway hardstanding

Members were disappointed that a new dwelling would be built in this garden but agreed that there was sufficient space.

NO OBJECTION

ESS/51/21/BTE

Colemans Farm Quarry, Little Braxted Lane, Rivenhall, Witham

For the continuation of mineral extraction and ancillary use without compliance (for a temporary period ceasing upon the working and restoration of the western extension) to now enable the importation of as raised sand and gravel from a proposed western extension to the site, the importation of inert materials (for use in the restoration of the proposed western extension) the inclusion of additional water lagoons on site, and a temporary increase in HGV movements to enable accelerated progression of proposed western extension restoration scheme to return the land to formation level in advance of the A12 road widening and improvement national infrastructure project.

Members were concerned about the increased HGV movements and where it was proposed to store the minerals. Concern was also expressed that by the removal of the minerals the proposed A12

improvements would prove to be more expensive to prevent subsidence.

RECOMMEND REFUSAL that the accelerated extraction is not in accordance with the Aggregate Extraction Plan, the proposed 300 HGV movements a day would be excessive and impact on local roads and as such all HGVs should be required to use the adjacent A12.

RESOLVED That a letter be sent to Highways England enquiring whether it is aware of the proposal to extract minerals from what would be a site directly affected by the new A12 improvement scheme and consequently add to the cost of the construction.

17. REVISED PLANS

19/01896/OUT - Land North of Woodend Farm

Members considered that some of the points originally raised had not been resolved.

RECOMMEND REFUSAL on the grounds of –

- Clarification regarding the layby for lorries on the slip road
- Assurance regarding the access to the farm at the bottom of the site
- An assurance that there would be a footpath/cycleway, not as part of the current road system, linking up the development with the neighbouring Lodge Farm estate
- That there would be a logical bus route going from one estate to the other.

RESOLVED That the Town Council should be party to the development of the Section 106 agreement.

RESOLVED That a further meeting with the developer be arranged.

RESOLVED That a letter be sent to Highways England to ensure that it is aware of this development.

21/00249/REM – Lodge Farm

Members considered that this application should continue to be refused.

RECOMMEND REFUSAL until there is an assurance from Braintree District Council 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 is being applied with regard to renewable energy.

18. DECISIONS

Decisions on planning applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

19. LOCAL HIGHWAYS PANEL – MALTINGS LANE

A report was received regarding the speed humps in Maltings Lane.

Members considered that the best way to resolve this issue of noise would be to request a weight limit of 7.5 tonnes on this section of Maltings Lane.

RESOLVED That a request be made to the Local Highways Panel asking that a 7.5 tonne weight limit be put on this section of Maltings Lane on the grounds of amenity.

There being no further business the Chairman closed the Meeting at 7.35 p.m.

Councillor J Goodman
Chairman
GK/2.6.2021