



MINUTES

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

Date: **Monday, 2nd September 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	
		M.C.M.	Lager	
	Mrs	S.C.	Lager	
		T.A.	Pleasance	
		P.R.	Ryland	
	Miss	M.L.	Weeks	
		R.	Williams	
Braintree District Councillor	Mrs	S.	Wilson	
		J.	Sheehy	(Town Clerk)
	Mrs	G.	Kennedy	(Planning Officer)
	Miss	N.	Smith	(Assistant RFO)

And one member of the public

82. APOLOGIES

Apologies for absence were received from Councillors Miss C. Jay, C.S. Livermore and R.P. Ramage who had previous engagements.

83. MINUTES

The Minutes of the Meeting held on 19th August 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 19th August 2019 were confirmed as a true record and signed by the Chairman.

84. INTERESTS

No interests were declared.

85. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Donna Williams, Head Coach of the Dynamix Gymnastics Club, spoke about their change of use application for 3F Moss Road. She said that the club had been based at Notley High School for the past five years and was at capacity with 120 children and 200 on the waiting list. She spoke of the benefits of gymnastics as part of the Live Well Campaign and fight against obesity. She said that the club had found three suitable premises previously but they had all failed to gain consent. She said that the premises in Moss Road would have three dedicated parking spaces along with spaces in front of the loading bay. She would also rent further spaces opposite providing 16 spaces in total. Parents drop-off their children and they are encouraged to car share.

Councillor Mrs S. Wilson said that it was usual for industrial estates to be used for gym facilities. The estates are employment zones and the gymnastic clubs employ staff. She would be fighting for the change of use for this type of facility which cannot be provided in town centres.

The Chairman thanked Ms Williams and Councillor Mrs S. Wilson for their comments.

86. CLERK'S REPORT

Members were informed that the application to erect a bin store at Collingwood House would be considered by the District Council's Planning Committee on 10th September 2019 and it would be necessary for a Member to give representations on behalf of the Town Council. The application had been recommended for refusal on the grounds of impact on neighbouring amenity and should be placed closer to the building rather than at the edge of the property.

87. PART 1 APPLICATIONS

19/01440/HH

LIME VIEW, 5 BLUNTS HALL DRIVE, WITHAM

Single storey rear extension.

NO OBJECTION

19/01443/HH

29 CROMWELL WAY, WITHAM

Single storey rear extension.

NO OBJECTION

19/01526/HH

45 POWERS HALL END, WITHAM

Proposed dropped kerb.

NO OBJECTION

88. PART 2 APPLICATIONS

19/00213/TPO

41 BRIDGE STREET, WITHAM

Notice of intent to carry out works to trees protected by Tree Preservation Order 8/00 – Cut overhanging branches back to boundary.

The Tree Warden had made a site visit and recommended no objection subject to the advice of the District Council's Tree Officer.

NO OBJECTION Subject to the advice of the District Council's Tree Officer.

19/01334/FUL

3F MOSS ROAD, WITHAM

Change of use from B1/B8 to gymnastics club (D2).

Members referred to the National Planning Policy Framework Paragraph 120 and the need to reflect changes in the demand for land and agreed that the application should be supported.

RECOMMEND APPROVAL on the grounds of Paragraph 120 of the National Planning Policy Framework that Planning policies and decisions need to reflect changes in the demand for land. They should be informed by regular reviews of both the land allocated for development in plans, and of land availability. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan: a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

**19/01509/FUL &
19/01510/LBC**

CULLEN MILL, 49 BRAINTREE ROAD, WITHAM

Change of use of office (B1) to 9 No flats (C3) including restoration of the existing façade and associated internal alterations.

Comment was made that it would be better if the loading bay doors could have been kept.

NO OBJECTION Subject to the advice of the Listed Buildings Officer.

89. REVISED PLANS

There were no revised plans.

90. DECISIONS

Decisions planning applications were received.

RESOLVED That the information be received and noted.

91. A12 WIDENING

Councillors M.C.M. Lager and Mrs S.C. Lager had attended the A12 Community Forum on 24th July 2019. The Forum had been organised jointly by Jacobs, Highways England and Essex County Council. The A12 widening was now two years behind schedule. The Planning Inspector was examining the impact of the proposed Garden Village at West Tey with regard to access and transportation. Whilst there was funding available for the A12 the proposed new route for the A120 has no funding. There will be a six week public enquiry running from September to October. The recommendation was made that a letter should be sent to Highways England urging that the southern section of the scheme should be implemented directly rather than to await the results of the examination of the Local Plan.

RESOLVED That the information be received and a letter sent to Highways England asking that the southern section of the A12 widening commence.

92. REQUEST FOR SPEED SURVEY IN COLLINGWOOD ROAD

Members agreed that in addition to a speed survey in Collingwood Road, an application should be made for a speed survey in Avenue Road.

RESOLVED That speed surveys be requested for Collingwood Road and Avenue Road.

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

Councillor _____
Chairman
GK/3.9.2019