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MINUTES

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

Date: **Monday, 10th February 2020**

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	
	P.M.	Ryland	

Also in attendance:

Cllr	T.A.	Pleasance	
	J.	Sheehy	(Town Clerk)
Mrs	G.	Kennedy	(Planning Officer)

And 19 members of the public.

200. APOLOGIES

Apologies for absence were received from Councillor C.S. Livermore who was unwell.

RESOLVED That the apologies be received and accepted.

201. MINUTES

The Minutes of the Meeting held on 27th January 2020 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Committee Meeting held 27th January 2020 were confirmed as a correct record and signed by the Chairman.

202. INTERESTS

There were no declarations of interest.

203. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mr Kevin Wegg, Pelly Avenue, said that when the estate was built in the 1950s there were less vehicles so parking was not an issue. Shift workers in particular have difficulty parking and grass verges are being damaged. He said that there would be an option to rectify this increasing problem by installing parking areas. He explained that the road is narrow, with vehicles being driven at speed which is a safety issue for children going to school.

Another long-standing resident said that there had been massive changes over the years. Parents park to drop their children at school obstructing driveways. The area and green had looked good in the past but now there was a jumble of vehicles. She asked if the garages were utilised and thought there was potential for dropped kerbs, allocated bay parking or permits. She added that lorries park on the corner giving poor visibility.

The comment was made that residents of Elizabeth Avenue park at the top of Pelly Avenue adding to the problem. Dropped kerbs would be too expensive for residents and help with funding was suggested. Mention was also made of the potholes in the road.

Another resident said that a dropped kerb would be too expensive and that she used her neighbours' dropped kerb to park.

Comment was made that in the winter months, parking on the grass ruts the surface and causes mud on the footpath.

Another resident complained that parents collecting children from school drive over the grass creating mud. She had written to both Highways and Greenfields complaining about the situation as ambulances had nowhere to park and dust carts struggle.

The suggestion was made that Pelly Avenue should be a 20 mph zone. Another suggestion was to block the footpaths to the school to deter parents' parking.

Mr John Palombi, Witham & Countryside Society referred to 19/02196/FUL – Cut Throat Lane, and was surprised that with global warming and flooding, that a gas powered generator was being considered. He also spoke about application 20/00092/FUL – Ginetta House, Newland Street. He said that this was an important building and an early example of a garage and was designed by local architect Henry Mann.

With Members' agreement Agenda Item 11- Parking Pelly Avenue, was discussed next.

204. PARKING IN PELLY AVENUE

A request for additional parking in Pelly Avenue was received.

Councillor Miss C. Jay recognised the problems and supported the residents' request for additional parking. She said that dropped kerbs were too expensive for residents and there was room to create parking bays to improve their lives.

Members were reminded that three years ago there had been a public meeting to explore how to rectify this problem which was a Greenfields Community Housing and Essex County Council issue. There was no longer government grants to assist with funding.

Members were supportive of residents but understood the difficulties in solving the issues in Pelly Avenue which could exacerbate difficulties elsewhere on the estate. It was agreed that residents would need to have a consensus on how to achieve a solution and the Town Clerk suggested that a consultation could be undertaken.

RESOLVED That a consensus would be needed of residents' views and a consultation carried out.

RESOLVED That contact be made with Greenfields Community Housing and Braintree District Council seeking information on previous representations from residents and the level of priority to seek a solution.

Whilst the above matter was discussed, Councillor Mrs S.C. Lager left the Meeting on council business.

205. CLERK'S REPORT

There was nothing to report.

206. RESCISSION NOTICE – APPLICATION 19/02196/FUL – Cut Throat Lane

The Rescission Notice to rescind endorsement of the Chairman's delegated decision to offer no objection on the above application was received.

RESOLVED That the Rescission Notice, duly signed by eight Members of the Town Council, be received and the decision to offer no objection to application 19/02196/FUL – Cut Throat Lane be rescinded.

An email from the Witham Tree Group had been received concerning the damage which would be caused to Cut Throat Lane by the proposed route for heavy plant equipment during construction of the gas powered generation facility.

Members considered that Cut Throat Lane should be protected. It was agreed that it was inconceivable that heavy vehicles would use Mulberry Gardens to access Cut Throat Lane and believed that the shorter distance across the level crossing would cause less environmental damage. It was pointed out that using smaller plant equipment could also lessen the impact. It was suggested that alternative methods of entry including rail haulage be considered.

RECOMMEND REFUSAL on the grounds of adverse impact to the immediate area and damage to hedgerows, verges and landscaping, contrary to RLP81 and RLP84, and that trees on the eastern boundary should be retained, adequate screening being planted and the remainder of the site being planted to enhance wildlife.

Councillor Mrs S.C. Lager returned to the Council Chamber.

207. PART 1 APPLICATIONS

20/00084/HH

62 MALDON ROAD, WITHAM

Single-storey rear and side extension.

NO OBJECTION

208. PART 2 APPLICATIONS

19/02213/ADV

CARPARK BRAINTREE ROAD/WHITEHORSE LANE, WITHAM

Ino non-illuminated sponsorship sign.

Members were concerned about the impact on the adjacent Listed Building.

RECOMMEND REFUSAL on the grounds of detrimental amenity of the adjacent Listed Building contrary to ADM61/RLP107.

20/00092/FUL

GINETTA HOUSE, 157 NEWLAND STREET, WITHAM

Retention of UPVC windows and aluminium doors.

A letter of representation had been received from the Witham & Countryside Society.

Members agreed that appropriate materials should be used in a Conservation Area particularly on such an iconic building. It was pointed out that no comment had been made by the Listed Buildings Officer in regard to the aluminium doors.

RECOMMEND REFUSAL on the grounds of inappropriate materials in a Conservation Area contrary to ADM63, RLP95 and RLP96.

20/00017/TPOCON

GROVE HOUSE, NEWLAND STREET, WITHAM

Notice of intent to carry out works to trees in a Conservation Area.

The Tree Warden had advised that this would appear to be routine maintenance work and no objection should be offered.

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

20/00128/OUT

LAND NORTH OF COLCHESTER ROAD, WITHAM

Outline planning permission for B1c (light Industrial), B2 (General Industry) and B8 (Storage and Distribution) use, and for future development of buildings up to a maximum building height to ridge of 43.00AOD, comprising a maximum gross internal floor space of 15,470 square metres, (166,518 square feet) with associated service yards, HGV and trailer parking, car parking provision, revised landscape provision and new service road with access onto Eastways.

Members welcomed the proposal.

RECOMMEND APPROVAL

20/00001/SCR

**LAND AT BURGHEY BROOK FARM LONDON ROAD,
RIVENHALL END, RIVENHALL, ESSEX**

Town & Country Planning Act 1990 (as amended), Town & Country Planning (Environment Impact Assessment) Regulations 2017 – Screening Request (Regulation 6) – Industrial and warehouse units with ancillary offices and associated car parking and parking/loading of HGV's.

Members noted that despite the address this application referred to the previous application.

NO OBJECTION subject to the satisfaction of the District Council.

209. REVISED PLANS

There were no revised applications.

210. DECISIONS

Planning decisions relating to Witham were received.

RESOLVED That the information be received and noted.

211. APPEAL – 19/00953/FUL – 1 WHEATON ROAD, WITHAM

Members were informed that an appeal against the District Council's decision to refuse the above planning application had been lodged. It was agreed to send a letter of support for the appellant as the Town Council had supported this application for a dance studio.

RESOLVED That a letter in support of the appellant be sent to the Planning Inspector.

There being no further business the Chairman closed the Meeting at 7.33 p.m.

Councillor _____
Chairman
GK/12.2.2020