



MINUTES

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

Date: **Monday, 24th June 2019**

Present:	Councillors:	J.C.	Goodman	(Chairman)
		Mrs A.	Kilmartin	(Vice Chairman)
		Mrs S.	Ager	
		K.L.	Atwill	
		P.R.	Barlow	
	Miss C.		Jay	
	M.C.M.		Lager	
	Mrs S.C.		Lager	
	T.A.		Pleasance	
	R.P.		Ramage	
	P.M.		Ryland	
	Miss M.L.		Weeks	
	R.		Williams	
	J.		Sheehy	(Town Clerk)
	Mrs G.		Kennedy	(Planning Officer)
	Miss N.		Smith	(Assistant Responsible Finance Officer)

And one member of the public.

25. APOLOGIES

Apologies for absence were received from Councillors J.C. Bayford, S.E. Hicks and C.S. Livermore who had previous engagements.

26. MINUTES

The Minutes of the Meeting of 10th June 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 10th June 2019 be confirmed as a true record and signed by the Chairman.

27. INTERESTS

Councillors M.C.M. Lager and Mrs S.C. Lager declared a non-pecuniary interest in application 19/00137/TPOCON – 49 Chipping Hill, Witham as they had instructed the tree surgeon, and would withdraw from the Meeting.

Later in the Meeting at application 19/00953/FUL – 1 Wheaton Road, Witham, Councillor R. Williams declared a non-pecuniary interest as he knew the applicant's husband.

28. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

The Chairman welcomed Mr John Palombi, Witham and Countryside Society, to the Meeting. Mr Palombi supported the Town Council in relation to Minute 34 – District Council Planning Office – Responses. He said that at one time he automatically received details of upcoming planning applications but not anymore. With regard to Minute 36 – Brick Wall Powers Hall End, he explained that they had been pushing for the last ten or so years to get the wall repaired and would be interested to hear the Town Council's progress.

The Chairman thanked Mr Palombi for his comments.

29. CLERK'S REPORT

Members were informed that application 19/00520/FUL and 19/00521/LBC – White Hart, Newland Street, Witham, would be considered by the District Council's Planning Committee on Tuesday, 2nd July 2019. A Member would be required to attend to make representations against the planning consent. Councillor P.M. Ryland would attend.

RESOLVED That Councillor P.M. Ryland would attend the District Council's Planning Committee Meeting to give personal representations.

The Town Clerk explained that he and Councillor M.C.M. Lager had met with representatives from Greater Anglia regarding the application for improvements to the Witham Railway Station. The Town Council is being asked to look again at the application in light of new information and if there is still an impasse the application would likely be withdrawn. It was noted that Greater Anglia had already invested a quarter of a million pounds in processing the application and had a commitment to undertake major improvements to five stations as part of its franchise agreement. It was noted that the application would be revisited at the next committee meeting on Monday 8th July 2019.

30. PART 1 APPLICATIONS

19/00935/HH

11 BRAINTREE ROAD, WITHAM

Proposed single storey rear extension.

NO OBJECTION

19/00932/VAR

UNIT B1, EASTWAYS, WITHAM

Application for a variation of Condition 2 of planning permission 17/002294/FUL – “No above ground development shall be commenced unless and until a scheme of ductwork has been submitted to and approved in writing by the local planning authority. Details shall specify that all extract ductworks shall be fitted with a suitable odour control system commensurate with the use of the premises”. To amend the

condition deferring the timing of the submission to “prior to phase 2 internal fit out commencing.”

NO OBJECTION

19/00948/HH

123 POWERS HALL END, WITHAM

Two storey side extension.

NO OBJECTION

19/00995/DAC

LAND ADJACENT TO LODGE FARM, HATFIELD ROAD, WITHAM

Application for approval of details reserved by conditions 8, 15 and 19 of approval 18/00884/REM – Application for approval of Reserved Matters for “Appearance”, “Landscaping”, “Layout” and “Scale” for Phase 1B comprising 84 dwellings with associated landscaping, access and parking, pursuant to outline planning permission 16/02101/VAR – Application to vary condition no 26 of planning approval 15/00430/OUT (outline application with all matters reserved other than strategic access point onto Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre (A1/A2/B1/D1/D2 uses) and retention of existing barn buildings for mixed use purposes.

(A1/A2/A3/B1/D1/D2 uses). With associated infrastructure and landscaping) – to vary the condition so that the site wide design guide will be submitted to and approved by the Council prior to the submission of the first reserved matters application for the 92nd dwelling on the site.

NO OBJECTION

31. PART 2 APPLICATIONS

19/00934/ADV

BRAMSTON SPORTS CENTRE, BRIDGE STREET, WITHAM

3no wall mounted illuminated billboard panels; 1no small wall mounted sign; 2no wall mounted billboard frames; 1no freestanding poster display unit; 1no square wall mounted sign; 3no Lidl directional signs, 1no free-standing externally illuminated billboard and 1no illuminated free standing totem sign.

NO OBJECTION

19/00909/FUL

BELLCROFT, WITHAM

Construction of two steel frame metal clad building, use of classes (B1) Business, (B2) General Industrial & (B8) Storage or Distribution, along with associated parking, circulation spaces and cycle storage areas. Development to include the

formation of a tall Gabion retaining wall along the south east boundary.

NO OBJECTION

19/00993/FUL

15 MOSS ROAD, WITHAM

Provision of new air inlet duct and extract flue serving both vehicular paint booth.

NO OBJECTION Subject to the District Council's Public Health Inspector being satisfied.

19/00139/TPOCON

29 THE PADDOCKS, WITHAM

Notice of intent to carry out works to tree in a Conservation Area – Remove Conifer tree in front garden and replant with a smaller tree.

NO OBJECTION Subject to a replacement tree being planted and the advice of the District Council's Landscape Officer.

19/00137/TPOCON

49 CHIPPING HILL, WITHAM

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

Councillors M.C.M. Lager and Mrs S.C. Lager had declared interests and left the Council Chamber

Members were informed that the District Council's Landscape Officer had made a site visit that morning and had no objection to the proposed work.

NO OBJECTION in view of the District Council's Landscape Officer's advice.

Councillors M.C.M. Lager and Mrs S.C. Lager returned to the Council Chamber.

19/00922/ADV

HOLD THE ANCHOVIES, 68 NEWLAND STREET, WITHAM

2no externally illuminated fascia signs.

NO OBJECTION

19/00953/FUL

1 WHEATON ROAD, WITHAM

Change of use from B1 to D2 (Dance and fitness studio).

Councillor R. Williams declared a non-pecuniary interest as he knew the applicant's husband.

Members remembered the previous application considered in February when no objection had been recommended but the application had been refused by the District Council. Since then the National Planning Policy Framework had relaxed its requirement and there should be regular reviews to reallocate

land for a more deliverable use. Members considered this application would fit the renewed wording which was less restrictive.

RECOMMEND APPROVAL on the grounds that the revised National Planning Policy Framework paragraph 120 gave a duty to review and approve alternative uses to meet an unmet need.

32. REVISED PLANS

There were no revised plans to consider.

33. DECISIONS

In view of the time it was agreed to defer this item to the next Meeting.

34. DISTRICT COUNCIL PLANNING OFFICE – RESPONSES

A report was received concerning the District Council's request that a separate emailed response be sent giving the Town Council's recommendation for each planning application considered.

The Town Clerk wished Members to be aware that whilst it was hoped to achieve a reasonable working relationship with Planning Officers there is little direction or communication. He was concerned that the District Council was trying to dictate the format in which planning representations must be provided by the Town Council. He explained that a Meeting had been held last year with Corporate Directors of BDC when the initial problems with the new system had materialised but no account had been taken and the issues remained unresolved.

Members recognised the poor service which was being given as there was insufficient planning staff at the District Council. It was further considered that this was a national problem experienced by many local planning authorities and it was proving difficult to resource planning departments at a time of heightened development. Members agreed it would be useful to correspond with the CEO of Braintree District Council on the concerns raised by the Town Clerk with a view to creating a better working relationship to resolve planning matters.

RESOLVED That Mr Andy Wright, Chief Executive of Braintree District Council, be contacted by the Town Clerk to discuss the continuing problems with the new planning system and concerns over administrative arrangements.

35. BRICK WALL – POWERS HALL END

It was agreed to defer this matter until the next Meeting.

36. NOTICE OF APPEAL – 17/02256/FUL & 17/02257/LBC – LAND REAR OF 51-57 NEWLAND STREET, WITHAM

Members were asked to consider writing a letter of support to the Planning Inspectorate in regard to the District Council's decision to refuse the above planning application.

RESOLVED That a letter be sent to the Planning Inspectorate supporting the District Council's decision to refuse the above planning application.

37. VEHICLE ACTIVATED SIGNS

In view of the time it was agreed to defer this item to the next Meeting.

There being no further business the Chairman closed the Meeting at 7.39 p.m.

Councillor _____

Chairman

JS/GK/25.6.2019