



AGENDA

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

Date: **Tuesday, 17th December 2019** 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	
		K.L.	Atwill	
		P.R.	Barlow	
		J.C.	Bayford	
		S.E.	Hicks	
	Miss C.		Jay	
		M.C.M.	Lager	
	Mrs S.C.		Lager	
		C.S.	Livermore	
		T.A.	Pleasance	
		R.P.	Ramage	
		P.M.	Ryland	
	Miss M.L.		Weeks	
		R.	Williams	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting held on 9th December 2019 (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 the 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 committee clerk.*

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

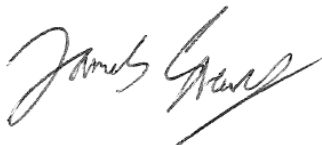
To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

10. OPEN SPACES ACTION PLAN 2020

To consider what items should be included in the Open Spaces Action Plan 2020 and what items should be deleted (previously circulated).

11. BUS SHELTER – HATFIELD ROAD

To consider making an application for a redundant bus shelter on Gershwin Boulevard to be re-sited in Hatfield Road.



James Sheehy
Town Clerk
GK/12.12.2019

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.

19/02135/FUL	26 Foster Court, Witham, Essex	Central	Change of use of first floor ancillary warden accommodation to self-contained 2-bed C3 flat
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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.

19/02158/HH	59 Ashby Road, Witham, Essex	South	Single-storey rear extension
19/02131/FUL	10 & 12 Oliver Place, Witham, Essex	Central	Single-storey side/rear extension, side porch and rear dormer roof extension to no.12 Oliver Place. Rear dormer roof extension to no.10 Oliver Place.
19/02186/HH	173 Church Street, Witham, Essex	North	Proposed loft conversion with flat roof box dormer to rear incorporating Juliet balcony.
19/02194/VAR	Annexe At, 17 Tiberius Gardens, Witham	Hatfield	Amendment of Condition 2 'Approved Plans' of permission 05/01038/FUL granted 16/09/2005 for: Alterations to garage, raising roofline and insertion of dormer to create residential accommodation (annex) and construction of conservatory at rear. Amendment of condition would allow the annex to be leased/rented as a separate residential unit.
19/00322/TPO	Old Mill House, Guithavon Valley, Witham	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order - 1 Robinia (T6) - removed deadwood from upper crown, 1 Robinia (T10) - reduce height of structural branches/stem on South by 3m, 1 Robinia (T24) - to have major dead wood removed, which is 35mm in diameter and 1m in length, 1 Willow (T64)- to have Eastern stem reduced in height by 5-6m. 1 Ash (T72) to be felled, 1 Robinia (T73) to be felled

19/00333/TPOCON	10 The Retreat, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area - Holly (no 1) tree needs 2 metres cut off the top and then needs shaping and Cut 3 metres off top of Holly (no 2) and then reshape
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Witham Town Council – Planning Application Report

Application No:- 19/02158/HH
Address:- 59 Ashby Road, Witham, Essex
Ward:- South

Proposal:- Single-storey rear extension

Relevant Site History:-

Representations:-

Summary:- This is a simple application for a small conservatory in the rear garden. In the past the house has been extended across the width of the garden. The garden itself is very small (approx 8m by 8m) and would be reduced further by the conservatory to approx 48 sq metres as opposed to 100 sq metres as recommended in the Essex Design Guide.

Recommendation:- It is recommended that this application be refused on the grounds of it being detrimental to the householder's amenity.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/02131/FUL
Address:- 10 & 12 Oliver Place, Witham, Essex
Ward:- South

Proposal:- Single-storey side/rear extension, side porch and rear dormer roof extension to no.12 Oliver Place. Rear dormer roof extension to no.10 Oliver Place.

Relevant Site History:-

Representations:-

Summary:- This is a pair of semi-detached two bedroomed houses. It is proposed to demolish an existing conservatory and erect a single storey rear extension at the back of number 12 almost the mirror image of a previous extension to number 10. The garage will be extended to the rear to become a room. There will be internal changes to create a shower room in the centre of the ground floor. Both houses will have loft conversions to create an additional ensuite bedroom. It is proposed to create Juliet style balconies. It would appear that there are no properties at the back of the properties, it looks like the Blackwater Rail Trail runs behind and then the Industrial Estate. There have been no representations from neighbours.

Recommendation:- Members should be aware that there will only be one parking space available for what becomes a three bedroomed house and there is potential for over-looking neighbouring gardens.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/02186/HH
Address:- 173 Church Street, Witham, Essex
Ward:- North

Proposal:- Proposed loft conversion with flat roof box dormer to rear incorporating Juliet balcony.

Relevant Site History:-

Representations:-

Summary:- This is a mid-terrace house. It is proposed to extend into the loft to create an ensuite bedroom and an office.

Recommendation:- There are no representations from neighbours but there is potential for overlooking into the their gardens.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/02194/VAR

Address:- Annexe At, 17 Tiberius Gardens, Witham

Ward:- Hatfield

Proposal:- Amendment of Condition 2 'Approved Plans' of permission 05/01038/FUL granted 16/09/2005 for: Alterations to garage, raising roofline and insertion of dormer to create residential accommodation (annex) and construction of conservatory at rear. Amendment of condition would allow the annex to be leased/rented as a separate residential unit.

Relevant Site History:-

Representations:-

Summary:- The annex was originally built in 2005 for an elderly relation who has now gone into a care home. The Town Council recommended refusal of the application on the grounds of lack of information regarding the use of the annex.

Recommendation:- Reading through the decision notice there would not appear to be a condition for single occupancy.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00322/TPO

Address:- Old Mill House, Guithavon Valley, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order - 1 Robinia (T6) - removed deadwood from upper crown, 1 Robinia (T10) - reduce height of structural branches/stem on South by 3m, 1 Robinia (T24) - to have major dead wood removed, which is 35mm in diameter and 1m in length, 1 Willow (T64)- to have Eastern stem reduced in height by 5-6m. 1 Ash (T72) to be felled, 1 Robinia (T73) to be felled

Relevant Site History:-

Representations:-

Summary:- There is nothing yet online but the Planning Department has given the assurance that details will be available by the end of the week. The Tree Warden will be asked to advise.

Recommendation:-

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00333/TPOCON
Address:- 10 The Retreat, Witham, Essex
Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area - Holly (no 1) tree needs 2 metres cut off the top and then needs shaping and Cut 3 metres off top of Holly (no 2) and then reshape

Relevant Site History:-

Representations:-

Summary:- There is nothing yet online but the Planning Department has given the assurance that details will be available by the end of the week. The work would appear to be routine maintenance but the Tree Warden will be asked to advise.

Recommendation:-

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision
19/01923/HH - 27 Ebenezer Close Witham Essex CM8 2HX	Single-storey rear conservatory extension	Application Permitted	No objection
19/01879/LBC - Grove House Newland Street Witham Essex CM8 2UP	Repairs to grade II listed boundary wall	Application Permitted	No objection subject to the advice of the Listed Buildings Officer
19/01694/HH - 8 Haygreen Road Witham Essex CM8 1FS	Retention of single-storey rear extension	Application Permitted	No objection
19/01549/FUL - 1 Freebournes Road Witham Essex CM8 3UN	Single storey side extensions, installation of prefabricated toilet block, installation of new external water tank and fenestration and door alterations in connection with existing manufacturing and production processes (B2 and B8).	Application Permitted	No objection

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