



MINUTES

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

Date: **Monday, 5th August 2019**

Present:	Councillors:	J.C.	Goodman	(Chairman)
		Mrs A.	Kilmartin	(Vice Chairman)
		Mrs S.	Ager	
		K.L.	Atwill	
		J.C.	Bayford	
		S.E.	Hicks	(arrived 6.37 p.m.)
	Miss C.		Jay	
		M.C.M.	Lager	
	Mrs S.C.		Lager	
		T.A.	Pleasance	
		R.P.	Ramage	
		R.	Williams	
		J.	Sheehy	(Town Clerk)
	Mrs G.		Kennedy	(Planning Officer)
	Miss N.		Smith	(Assistant Responsible Finance Officer)

And three members of the public.

60. APOLOGIES

Apologies for absence were received from Councillors P.R. Barlow, C.S. Livermore, P.M. Ryland and Miss M. Weeks who had previous engagements.

61. MINUTES

The Minutes of the Meeting held on 23rd July 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 23rd July 2019 be confirmed as a true record and signed by the Chairman.

62. INTERESTS

No interests were declared at the time, but later in the Meeting at Minute 67 – Revised Plans, 19/00548/FUL – Collingwood House, Councillor Mrs A. Kilmartin declared a non-pecuniary interest as she had been contacted by the District Council’s Planning Officer seeking a resolution to this application.

63. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mrs Hazel Iles of Moorfield Court wished to make representations with regard to application 19/01287/FUL – The Swan Public House. She explained that Moorfield Court is at the end of a private road with access allowed for the beer delivery at the public house and for access to the offices opposite. There are already problems with vehicles parking on this private road which means pedestrians have difficulties gaining access. She complained that the residents of any development should not have access via this private road, which the residents of Moorfield maintain, and that car parking which is already difficult would be exacerbated. She considered that the proposed flats would be out of keeping.

Mrs Eve Murfitt also of Moorfield Court considered that the flats would be better than the existing function room which is an eyesore but considered that there was no right of access for any future residents. She had spoken to Planning Officers at Braintree District Council regarding this point. She confirmed that car parking is already an issue in this location.

Mr John Palombi, Witham & Countryside Society, wished to speak on application 19/01098/FUL – The Venue, Collingwood Road. He said that he had no issue with the pool club becoming residential properties but he was concerned that there is just a single access to the flats and provision needs to be made to ensure the safety of future residents in case of fire.

The Chairman thanked everyone for their comments.

Councillor S.E. Hicks arrived at the Meeting whilst representations were being received.

64. CLERK'S REPORT

Members were informed that representatives of Countryside had met with
RESOLVED That the information be received and noted.

65. PART 1 APPLICATIONS

19/01080/FUL

ELM HALL PRIMARY SCHOOL, CONRAD ROAD, WITHAM
Construction of 2 no classrooms

NO OBJECTION

19/01075/HH

5B CYPRESS ROAD, WITHAM

Replacement of balcony door and windows. Repair to balcony wood

NO OBJECTION

19/01280/HH

10 OWERS ROAD, WITHAM

Two storey rear extension and new garage

NO OBJECTION

19/01409/FUL

POWERS HALL ACADEMY, SPA ROAD, WITHAM

Replacement classroom

66. PART 2 APPLICATIONS

19/01209/FUL

NEW IVY CHIMNEYS, HATFIELD ROAD, WITHAM

Construction of 6no dwellings to the rear of the site (retrospective) and 4 no dwelling to the front of the site (part retrospective) including car parking, garden amenity space, landscaping and associated development

NO OBJECTION

19/01097/LBC

18 HOME BRIDGE COURT, HATFIELD ROAD, WITHAM

Refurbishment of 5 no windows and replacement of 3 no windows

NO OBJECTION

19/00190/TPO

1 THE RETREAT, WITHAM

Notice of intent to carry out works to a tree protected by Tree Preservation Order 1/17 – Holm Oak

The Tree Warden had made a site visit and recommended that the proposed work to this important tree in the Witham townscape seems reasonable.

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

19/01098/FUL

THE VENUE, 1A COLLINGWOOD ROAD, WITHAM

Change of use of pool club at first floor to 5 no flats and alterations to fenestration

NO OBJECTION Subject to advice from the Fire Authority with regard to the single access point and the Environmental Health Officer being satisfied with regard to the bin collection.

19/01221/HH

27 BENTON ROAD, WITHAM

Rendering of property

Councillor K.L. Atwill had made a site visit and advised that the rendering of this property would not affect the street scene.

NO OBJECTION

19/01287/FUL

THE SWAN PH, 153 NEWLAND STREET, WITHAM

Replacement of function room with 2no flats

Members were concerned about the access to the proposed flats. A vote to recommend no objection was defeated.

RECOMMEND REFUSAL on the grounds that access arrangements are insufficient as the proposed access point is

via a private road. It is suggested that any proposed development making use of this access should be subject to a covenant to contribute to maintenance costs.

19/01088/HH

25 CLAUDIUS WAY, WITHAM

Conversion of carport and garage to habitable accommodation

Councillor Mrs S.C. Lager had made a site visit as the plans were unclear. It was thought that this property was a first floor flat.

RECOMMEND REFUSAL on the grounds of lack of information and poor plans.

67. REVISED PLANS

19/00548/FUL

**COLLINGWOOD HOUSE, COLLINGWOOD ROAD
WITHAM**

Proposed bin store

Councillor Mrs A. Kilmartin declared a non-pecuniary interest as she had been canvassed by the District Council's Planning Officer and took the decision to abstain from voting.

Members considered that the siting of the bin storage should have been thought about sooner and should not be at the edge of the property but closer to the building itself.

A vote to recommend no objection was defeated.

RECOMMEND 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.

68. DECISIONS

Decisions on planning applications were received.

RESOLVED That the information be received and noted.

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

Councillor _____
Chairman
GK/20.8.2019