



Town Hall | 61 Newland Street | Witham | CM8 2FE
01376 520627
witham.gov.uk

MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 21st November 2022**

Place: **Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE**

Present: Councillors

J.	Goodman	(Chairman)
A.	Kilmartin	(Vice Chairman)
K.	Atwill	Arrived at 18:15pm
P.	Barlow	
P.	Heath	
S.	Hicks	Arrived at 18:05pm
C.	Jay	
C.	Lager	
M.	Lager	
T.	Pleasance	
N.	Smith	(Town Clerk) Arrived 7:00pm
S.	Smith	(P.A to the council)
C.	Strachan	(Assistant RFO)

158. APOLOGIES FOR ABSENCE

No apologies for absence were received.

RESOLVED That the apologies be received and approved.

159. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 7th November 2022 be confirmed as a true record and signed by the Chairman.

160. INTERESTS

Councillors J. Goodman, A. Kilmartin, P. Barlow, P. Heath, C. Lager, M. Lager and T. Pleasance declared a non-pecuniary interest, in regards to application 22/02960/TPOCON - St Nicolas Church, as they all knew the Reverend and members of the Church council and clergy.

Councillor Hicks declared a non-pecuniary interest, in regards to application 22/02878/HH & 22/02879/LBC - Howbridge Hall, Howbridge Road, Witham, as he resided in the neighbouring property.

161. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Mr Green referred to Minute 172 – Neighbourhood Plan Steering Group, and informed Members that he attended the Neighbourhood Plan initial workshop. He passed on his thanks to those who organised the event, and was impressed by what was on offer.

Members thanked Mr Green for his comments.

162. PLANNING OFFICER'S REPORT

The P.A to the Council informed Members that the Planning Officer had been contacted regarding a Temporary Road Closure (TTRO) Consultation for the Witham Boxing Day 5-mile Road Race, on behalf of Witham Running Club. Any objections must be sent to Braintree District Council by Friday 2nd December 2022, but Members did not feel this would be necessary.

Councillor Hicks arrived at the meeting.

The Planning Officer had received correspondence from Braintree District Council's Planning Officer, Neil Jones, regarding the land at the Jack and Jenny. He was unsure as to what the Town Council's position was on the application, as the block plan that was approved as part of the planning permission was annotated to state that the existing hedge was to be replaced across the site frontage to allow the construction of the footway and as a result, he did not see the purpose of a site visit and requested clarification.

Members reaffirmed that they felt a site visit was necessary, as they believed there was a range of issues with this site that still needed to be addressed.

RESOLVED That the Planning Officer write to Neil Jones to request a site visit for a convenient date.

Councillor Atwill arrived at the meeting.

The Planning Officer had also received correspondence from Councillor Derrick Louis regarding the Essex County Council pothole scheme. He had sent guidance on what potholes qualified along with a corresponding sheet to fill in, which would have to be submitted by 2nd December

Councillor Louis had spoken to Cllr Goodman about having a plan of where the Town Council would like HGVs to be routed and what areas such as Chipping Hill Bridge should be avoided. As soon as he receives this, he would submit the scheme request. Members felt it would be

more beneficial to conduct a face-to-face meeting, in order for them to express their concerns and resolve any issues.

RESOLVED That the Chairman would write to Councillor Lee Scott to request a meeting.

Members were informed that Officers had attended an ‘Introduction to Planning’ course and that the course material had been distributed to all Members of the Planning Committee. The P.A to the Council had attended a ‘20s Plenty’ webinar, that requested all Parish and Town Councils demonstrate their support for the campaign.

RESOLVED That the information from the webinar be distributed to all Members of the Planning Committee, and the item be put on the next Agenda.

163. PART 1 APPLICATIONS

22/02892/VAR

14 Freebournes Road, Witham, Essex

Variation of Condition 8 (Flood Risk Assessment and Drainage Strategy) of permission 21/03747/FUL granted 16.06.2022 for: Erection of 3 buildings to provide 10 commercial units (Use Classes E(g)(iii), B2 and B8) together with access, parking, landscaping and associated works. Variation would allow for: Amendments to drainage strategy.

NO OBJECTION

164. PART 2 APPLICATIONS

22/02959/HH

38 Constance Close, Witham, Essex

Loft conversion, including dormer extension and roof light window

Members commented that proposed plans were far better than the original, and that they seek to resolve any issues previously raised by the Planning Authority.

NO OBJECTION

22/02960/TPOCON

St Nicholas Church, Church Street, Witham

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

Councillors Goodman, Kilmartin, Barlow, Heath, Lager, Lager and Pleasance had declared an interest.

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

22/02878/HH

Howbridge Hall, Howbridge Road, Witham

Demolition of existing loggia, erection of single-storey extension to create link between main dwelling and existing

outbuilding and erection of front porch. Upgrading and insulation of existing outbuilding.

Councillor Hicks had declared an interest.

NO OBJECTION

22/02879/LBC

Howbridge Hall, Howbridge Road, Witham

Demolition of existing loggia, erection of single-storey extension to create link between main dwelling and existing outbuilding and erection of front porch. Upgrading and insulation of existing outbuilding.

NO OBJECTION subject to the advice of the Listed Buildings Officer for the LBC.

22/02968/TPOCON

25 Collingwood Road, Witham, Essex

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

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

22/02956/TPOCON

27 Avenue Road, Witham, Essex

Notice of intent to carry out works to trees in a Conservation Area: Sycamore tree - to be reduced back to previous cut. Tree causes shading and excessive leaf shedding

RECOMMEND REFUSAL on the grounds that there is no indication as to how far back the tree will be cut and subject to the advice of the District Council Landscape Officer.

165. REVISED PLANS

22/02283/FUL

Land North of Colchester Road, Witham

Erection of two B8 (storage / distribution) units with office space and associated infrastructure

RECOMMEND APPROVAL Subject to noise mitigation.

166. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

167. UK FISH BAR, NEWLAND STREET

Members viewed images of the current signage on the UK Fish Bar, on Newland Street. They agreed that the frontage was not in keeping with the Conservation Area, but they were unsure

as to what action could be taken, as the Planning Decision was made in 1999.

RESOLVED That the Planning Officer contact Braintree District Council seeking further information.

168. RURAL MOBILITY IN PARISHES SURVEY

Members agreed that a response from Witham Town Council should be made, due to the number of issues surrounding mobility for residents in the town. The possibility of sharing this on social media was discussed, to allow members of the public to raise any concerns.

RESOLVED That a response be formed by the Chair and the office, as well as the link being shared on social media. Collated answers to be provided for the survey.

169. NATIONAL GRID – APPLICATION FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE EAST ANGLIA GREEN ENERGY ENABLEMENT (GREEN) (THE PROPOSED DEVELOPMENT

Members commented that although the proposal did not directly affect Witham, the proposed developments nearby would ultimately contribute to an increase of heavy goods vehicles and congestion in the area. Members agreed that this proposal would be devastating to many local towns and villages.

RESOLVED That Officers respond to the application with a letter of support for our neighbouring communities that this proposal would affect.

170. ECOLOGY MITIGATION AREA

Members noted that information had been received from Ardent who would be making an application for an Ecology Mitigation Area as part of the A12 widening scheme.

RESOLVED That the information be received and noted.

171. CHURCHILL DEVELOPMENT

Members viewed images of the barren land left at the Churchill Development. They were informed that the Braintree District Council asset management department had told the member of the public who made the complaint, that this land was Witham Town Council's responsibility.

However, on further investigation it was confirmed the land was BDC's responsibility. Members agreed that if the land was in fact Witham's the destruction of the trees would never have been permitted.

RESOLVED That Officers would contact BDC to determine whether a landscape plan will be put in place for the land. The resident would also be contacted to inform them of the Town Council's response.

172. NEIGHBOURHOOD PLAN STEERING GROUP

The Chairman informed Members that he believed the workshop to be successful and that presentation and materials were very informative, despite the small number of people who attended.

The Town Clerk arrived at the meeting.

The Town Clerk explained that they were approaching the stage where the Town Council could apply for grants and needed to stipulate what these would be spent on. One option would be to distribute the Neighbourhood Plan survey to every house in Witham, with the associated costs of printing and delivery this would be around £5,000.

Members discussed whether this would be a beneficial use of this funding, as large surveys can sometimes generate only a small number of responses. Suggestions such as, only sending these to a small sample of households, supplying copies to schools, or advertising as an incentive for completing the survey were all discussed. It was also discussed as to whether the survey should be postponed due to Christmas and the end of the year when residents may have less interest in completing.

RESOLVED That surveys be sent to every household in Witham, as Members agreed it would be valuable to attempt to have feedback from as many residents as possible, as well as, making the survey available online.

173. BUS SERVICE SURVEY

Details of the link to a bus survey were received.

RESOLVED That the information be received and noted, and that in future this item should fall to the Community Committee.

There being no further business the Chairman closed the Meeting at 7:29 p.m.

Councillor J. Goodman
Chairman

SS/GK 22.11.2022