



MINUTES

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

Date: **Monday, 8th July 2019**

Present: Councillors:

	J.C.	Goodman	(Chairman)
Mrs	A.	Kilmartin	(Vice Chairman)
Mrs	S.	Ager	
	K.L.	Atwill	
	P.R.	Barlow	
	J.C.	Bayford	(arrived 6.10 p.m.)
	S.E.	Hicks	
Miss	C.	Jay	(arrived 6.10 p.m.)
	M.C.M.	Lager	
Mrs	S.C.	Lager	
	C.S.	Livermore	(arrived 6.10 p.m.)
	T.A.	Pleasance	
	P.M.	Ryland	
Miss	M.L.	Weeks	
	R.	Williams	(arrived 6.10 p.m.)
	J.	Sheehy	(Town Clerk)
Mrs	G.	Kennedy	(Planning Officer)
Miss	N.	Smith	(Assistant Responsible Finance Officer)

Representatives from Greater Anglia:

	M.	Arthur
	M.	Doweyko
Ms	J.	O'Donnell
	V.	Von

And one member of the public.

38. APOLOGIES

Apologies for absence were received from Councillor R.P. Ramage who had a previous engagement and Councillors J.C. Bayford and R. Williams who would be late.

39. MINUTES

The Minutes of the Meeting held on 24th June 2019 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 24th June 2019 be confirmed as a true record and signed by the Chairman.

40. INTERESTS

Councillor K.L. Atwill declared a pecuniary interest in Minute 42 – Witham Railway Station, as he owned properties in Easton Road and a non-pecuniary interest in application 19/00163/TPOCON – 17 Hollybanks, Witham, as he had made the application as a neighbour affected by the tree.

In view of the above information all Members declared a non-pecuniary interest in application 19/00163/TPOCON – 17 Hollybanks, Witham, as Councillor K.L. Atwill had made the application.

41. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

Mr John Palombi spoke on behalf of the Witham and Countryside Society. He reminded Members that the primary cause of concern for them would be the loss of the ticket office and the erection of ticket barriers at the Albert Road entrance. He said that bus passengers, including the elderly, wheelchair users and parents with buggies, could need advice or help with the ticket machines and would therefore need to walk around to the new ticket office in Easton Road. He asked whether this point had been taken into account.

Councillors J.C. Bayford, Miss C. Jay, C.S. Livermore and R. Williams arrived at the Meeting.

42. PLANNING APPLICATION – WITHAM RAILWAY STATION

Councillor K.L. Atwill had declared a pecuniary interest and left the Council Chamber.

The Chairman welcomed representatives from Greater Anglia to the Meeting.

Ms Joanna O'Donnell, Head of Projects, addressed the point regarding the ticket office. She explained that there would always be a member of staff available at the Albert Road entrance with information points and ticket machines. She added that there would be 'welcome hosts' at both entrances. The purpose of 'flipping' the entrances was to accommodate the increase in demand with the new developments in the town and surrounding areas and to increase capacity with the new trains. She said that Greater Anglia had been contracted to make more car parking spaces available. Witham Railway Station had been unloved and it had given them the opportunity to transform the station, flip the entrances, increase cycle parking and provide a two storey car park. A planning application had been submitted in December 2017 but this had stalled. Greater Anglia had provided additional parking under permitted development at other stations but this too was still being considered. She explained that this was a last attempt to get the project moving and provide a new station and multi-decked car park. £250,000 had been spent in design fees and the project would cost in the region of £7m to £8m.

Mr Mike Arthur worked for the Architect and Design company. They had looked at the balance of the station, with the entrance in Albert Road and the desolate car park. Albert Road is very busy and more space could be given to a main entrance off the car park. Additional facilities could be provided with a ticket office and upgrade of facilities. There would be additional cycle parking for over 100 cycles and an increase in vehicle parking of 433 in the multi-storey facility.

He stressed that there would be a wide ticket barrier for wheelchair users at both entrances and they would both be staffed during operational hours. The new entrance would include a ticket office, taxi office and convenience store. The multi-storey car park would be at the back close to Bairds Maltings and there would be additional landscaping. Walking across the car park to the station entrance would be safer. The car park would also be designed to take coaches when there is a bus replacement service. At the Albert Road entrance there would be three wide doorways, the ticket office would be removed and there would be less congestion. There would be an extended canopy for passengers waiting to be picked up.

Ms O'Donnell asked for help in getting this scheme moving. She said that if planning consent has been given straight away then the work would be nearing completion.

Councillor M.C.M. Lager explained that he and the Town Clerk had met with Greater Anglia recently. He explained that the Town Council had no objections to the original application subject to car parking charges being such as to deter on-street parking, parking restrictions being put in place in Avenue Road, improving the junction of Station Road and Avenue Road to make it safer, one way in and out, and clarification re bus routing. The Town Council considered that the further application regarding permitted development for the car park would not apply. Essex County Highways considered that there would be no impact but the Town Council had to be the voice for residents who were concerned about congestion and pollution. There was a projected increase of 50% by 2026 in passenger numbers and the town needed a prestigious station. He listed the issues as – what was in the best interest for the town, £8m investment at risk, there was residue concern about the proximity of the elevated car park to the development at Station Mews and that planned growth would support a two decked car park.

Members then discussed the issues and raised the following –

- Was there an opportunity to provide a covered walkway from the station entrance to the decked car park? Greater Anglia would investigate.
- Concern was expressed about traffic congestion and the need for an exit via Station Road. Mr Arthur said that there would be access onto both Easton Road and Station Road, giving motorists a choice.
- The importance of having infrastructure in place was stressed. Direct access to the A12 was mooted. Members remembered that at one time there had been an access through Bairds Maltings but had been closed for health and safety reasons. It was suggested that Members could explore.
- Concern was expressed about the close proximity of the decked car park to properties and would prefer five metre spacing. Ms O'Donnell explained that this had been taken into consideration and there would be green walls to alleviate issues.
- Concern was expressed regarding building issues and night working. An assurance was given that the work should be carried out during the daytime but careful phasing would be required.
- The suggestion was made if the Town Council could in the future build an extra storey on the car park to fund proper roads.

RESOLVED That the District Council be informed that the Town Council has no objection to the proposed work at the Railway Station or multi-storey car park with two accesses subject to –

- Costs of car parking
- Additional parking restrictions in Avenue Road
- Provision of a safer junction at Station Road and Avenue Road
- Feasibility of a one way system in and out of the car park
- Bus routing.

The Chairman thanked Ms O'Donnell and her colleagues for attending the Meeting.

Councillor K.L. Atwill returned to the Council Chamber.

43. CLERK'S REPORT

There was nothing to report.

44. PART 1 APPLICATIONS

19/01037/HH

75 POWERS HALL END, WITHAM

Erection of a single storey rear and side extension and internal alterations including new front pitched roof with rendered finish

NO OBJECTION

19/01082/HH

23 ALBERT ROAD, WITHAM

Single storey rear extension and proposed loft conversion with new dormer

NO OBJECTION

45. PART 2 APPLICATIONS

19/01107/VAR

ARMOND COTTAGE, ARMOND ROAD, WITHAM

Application for a variation of Condition 2 of planning permission 14/01176/FUL (Erection of a new 2 bedroom dwelling) – Internal alterations to first floor

Members considered this was unacceptable as a two bedroom property had been shoe horned into this small plot and that enforcement action should be taken to revert to the original plans.

RECOMMEND REFUSAL On the grounds of lack of amenity and parking provision.

RESOLVED That the District Council's Planning Enforcement be asked to require that this issue be rectified and action taken to revert to the original plans for the dwelling.

19/01038/FUL

6 CRESSING ROAD, WITHAM

Erection of 1 no dwelling and construction of parking area for existing dwelling

Members welcomed the idea of a sustainable house but considered on balance that this was not an appropriate location.

RECOMMEND REFUSAL on the grounds of over massing of site, sub-division of a small plot, out of keeping in the street scene and unlikely to comply with current Planning Guidance Standards.

19/01118/COUPA

WARWICK HOUSE, 48 COLLINGWOOD ROAD, WITHAM

Prior approval for the change of use from office use (Class B1(a)) to a dwelling house (Class C3)

NO OBJECTION

19/00163/TPOCON

17 HOLLYBANK, WITHAM

Notice of intent to carry out works to tree in a Conservation Area – Fell 1 Walnut

Councillor K.L. Atwill had declared an interest and left the Council Chamber.

All Members of the Sub-Committee had declared an interest.

NO OBJECTION subject to the advice of the District Council's Tree Officer and a suitable replacement tree being planted.

Councillor K.L. Atwill returned to the Meeting.

19/01100/LBC

78 NEWLAND STREET, WITHAM

Internal alterations to floor layout and replacement of internal doors

NO OBJECTION subject to the advice of the Historic Buildings Officer.

46. REVISED PLANS

19/00680/HH

14 PITT AVENUE, WITHAM

Erection of a two storey and single storey rear extension

Members recognised that whilst the revised plans were an improvement there was a concern about the parking provision.

RECOMMEND REFUSAL on the grounds of lack of clarity regarding parking provision.

47. DECISIONS

Decisions on planning applications were received.

RESOLVED That the information be received and noted.

48. LISTING OF RAILINGS AT GIMSONS

Members were informed that Historic England considered that as the railings were neither an early example or rare they should not be listed.

RESOLVED That the information be received and noted.

RESOLVED That a letter be sent to Braintree District Council seeking information as to who owns these railings.

49. BRAINTREE DISTRICT COUNCIL (OFF STREET PARKING PLACES) ORDER 2019

It was noted that the District Council is revoking its Off Street Parking Places Order of 2014 in its entirety. The only difference to the Order accounts for the freehold transfer of Hafelda Square Car park to Hatfield Parish Council and to allow Braintree District Council to act on the Parish Council's behalf in relation to parking regulation and enforcement.

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/9.7.2019