



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 15th August 2022** 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.	Goodman	(Chairman)
	A.	Kilmartin	(Vice Chairman)
	K.	Atwill	
	P.	Barlow	
	P.	Heath	
	S.	Hicks	
	C.	Jay	
	C.	Lager	
	M.	Lager	
	T.	Pleasance	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 1st August 2022 (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.

Order Note: A maximum of 30 minutes is designated for public participation time with no individual speaker exceeding three minutes unless otherwise granted an extension by the Chairman under Standing Order 3(F) & 3(G)

5. PLANNING OFFICER'S REPORT

To receive a verbal report from the Planning Officer on any matters arising from previous Meeting.

6. PART 1 APPLICATIONS

To note that there are no applications to consider under Part 1.

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](#) at page 9).

10. NEIGHBOURHOOD PLAN

To note that the letter designating the area to be covered by the Neighbourhood Plan has been accepted by Braintree District Council, that an inception meeting with DAC Planning Ltd will be held with officers prior to an introductory online meeting with Members before the Inaugural Meeting.

11. 22/00875/FUL – LAND TO THE REAR OF THE JACK AND JENNY

To receive information from Braintree District Council relating to the above application ([attached](#) at page 10).

12. 22/01753/DAC - CHIPPING HILL BRIDGE

To note that work to the Chipping Hill Bridge has been delayed as the above application relating to conditions has still to be agreed (as of 8.8.2022) and to receive a request from Mr Palombi, Witham and Countryside Society relating to the coping stones ([attached](#) at page 11). (The original application 22/00427/LBC, was considered on 29th March 2022 no objections raised to the application but Members would wish to see a weight limit applied to the bridge and that those coping stones which have WW1 graffiti be removed and preserved by the Town Council).

13. REQUEST FOR A PEDESTRIAN BARRIER – SPA ROAD DOWN TO HIGHFIELDS ROAD

To consider requesting a pedestrian barrier at the bottom of the pathway from Spa Road to Highfields Road ([attached](#) at page 12).

14. BRAINTREE DISTRICT COUNCIL (OFF STREET PARKING PLACES) ORDER 2022

To note the attached Order in relation to District Council car parks which came into effect on 4th August 2022 ([relevant pages attached](#) at page 13).



Nikki Smith
Town Clerk

GK/9.8.2022

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.

22/01931/TPOCON	6 Chipping Hill, Witham, Essex	North	Notice of intent to carry out works to tree in a Conservation Area
22/01978/HH	127 Highfields Road, Witham, Essex	West	Single-storey detached outbuilding
22/01972/FUL	1 Wheaton Road, Witham, Essex	Central	Erection of light industrial building
22/01955/HH	27 Powers Hall End, Witham, Essex	West	Two storey side and rear extension with integral garage

Witham Town Council – Planning Application Report

Application No:- 22/01931/TPOCON

Address:- 6 Chipping Hill, Witham, Essex

Ward:- North

Proposal:- Notice of intent to carry out works to tree in a Conservation Area

Relevant Site History:- At the last meeting consideration was given to the felling of the adjacent yew tree and recommended for refusal.

Representations:-

Summary:- The applicant states that they wish the tree adjacent to the yew to be felled. The Tree Warden has been asked to advise whether this would be acceptable.

Recommendation:- Advice is awaited from the Tree Warden.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 22/01978/HH

Address:- 127 Highfields Road, Witham, Essex

Ward:- West

Proposal:- Single-storey detached outbuilding

Relevant Site History:-

Representations:-

Summary:- This application is for an outhouse at the bottom of the garden, 0.5m from the boundary fencing. The proposed outhouse will measure 5.4m wide by 3.8m in depth. It will have a flat, sloping roof, 2.9m at the front to 2.78m at the back. The outhouse will be grey concrete weatherboarding, the roof of single ply membrane. There will be several windows and a flat roof light. The outhouse will contain a wc.

Recommendation:- There is no indication as to the use of the outhouse but presumed to be a garden office. Planning consent has been sought because the roof height is above permitted development of 2.5m and is within 2m of the boundary. Building regulations would seem to indicate that as the internal floor area is over 15m² that the building should be sited at least a metre from the boundaries. In view of the fact that the outbuilding will contain a wc it is recommended no objection subject to single occupancy and no representations from neighbours.

Witham Town Council – Planning Application Report

Application No:- 22/01972/FUL

Address:- 1 Wheaton Road, Witham, Essex

Ward:- Central

Proposal:- Erection of light industrial building

Relevant Site History:- Adjacent to 14 Freebournes Road which was granted planning permission under 21/03747/FUL to demolish existing building and to erect 3 buildings to provide 10 commercial units.

Representations:-

Summary:- The proposal is to demolish the existing building and replace with a building to house three commercial units. The building will be 27m in length by 15m in depth, 8m high. Each unit will contain a w/c and an optional office. There will be 8 parking spaces (2 per units plus two for visitors), cycle parking and an area for bin storage as well as lorry turning. There is potential for nine full time staff positions.

Recommendation:- Recommend Approval

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 22/01955/HH

Address:- 27 Powers Hall End, Witham, Essex

Ward:- West

Proposal:- Two storey side and rear extension with integral garage

Relevant Site History:-

Representations:-

Summary:- This is a detached 1940's house behind a Listed Wall. An existing conservatory, garage, small side extension and outside wc will be demolished. The proposed two storey extension will be a 'L' shaped measuring 4.3m at the front to form a replacement garage and across the back of the house measuring 13m by 4m. To allow plenty of light into the downstairs family/dining/kitchen area there will be three sets of bi-fold doors. Upstairs there will be reconfiguration to form five bedrooms, two en suite. Materials to match existing. No trees will be removed and to protect the Listed Wall, smaller construction vehicles and skips will be used.

Recommendation:- Whilst this is a substantial extension there would be no objection in principle however the roof line of the extension is not subservient to the main property. Would recommend no objection subject to the District Council being satisfied with the proposed roofline.

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
22/00795/HH - 12 Turstan Road Witham Essex CM8 1PB	Single-storey side, front and rear extension	Application Withdrawn	No objection	

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Agenda Item 11

Dear Geraldine,

Thank you for your email.

The removal of the hedge and extension of the footpath was required by ECC Highways as set out in their condition which states:

Condition

No occupation of the development shall take place until the following have been provided or completed: c) An extension of the south eastern side Hatfield Road footway from where it currently terminates adjacent The Jack and Jenny building to the proposal site access.

Reason

To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking, in accordance with policy DM1, DM9 and DM10 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

The provision of this footway allows for pedestrian access for the new dwelling in accordance with Policy SP7 of our Section 1 Local Plan which states that new development should prioritise the needs of pedestrians, cyclists and public transport services over the use of the private car. The assessment of the application was on the basis of the provision of this footway in relation to the location and access to services and facilities.

I hope this provides clarification, please let me know if you have any further queries.

Kind regards,

Ellen Cooney

Planner – Development Management

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

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Agenda Item 12

The Witham & Countryside Society advised the Town Council that we would like to see the coping stones containing the engravings be removed and preserved. The reason being that they have deteriorated significantly over the past few decades and will be destroyed completely if left in situ.

It does not appear that this has been taken into consideration, and I wonder if the Town Council may like to open formal discussions with BDC, hopefully with the ECC Historic Buildings advisor, to establish if this is possible and advisable. I would be happy to participate if so required by the Town Council.

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Agenda Item 13

I have just witnessed an incident (just one of many) but this could have seen a young child seriously injured or even worse, and I felt I just had to voice my concerns.

I live in Highfields Road and from my conservatory I can see the footpath that runs from the Spa Road traffic lights down to Highfields Rd and onward to Asda.

What I have witnessed today is a young child aged 2/3 on a scooter coming down this path and because the path has a slight slope increasing speed, not stopping where the path ends and continuing into the road when a car coming down towards Asda had to stop and thankfully missed him. Had the car been coming up Highfields Road it might have been a different story.

Once the parents realised what was happening they were too far behind to do anything apart from screaming and shouting.

I have wondered for some time why there is not a metal barrier at the bottom of the path like there is at the traffic lights for the path coming from Humber Road Estate.

Traffic on this section of the road especially coming down the hill has increased ten-fold and so has the speed.

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Agenda Item 14

1	2	3	4	5	6	7
Location, name and type of parking place	Position in which vehicle may wait	Classes of Vehicle	Days and Hours of Operation of Parking Places	Maximum period for vehicles which may wait	Charging Period (excludes Public and Bank Holidays)	Scale of Charges
14 Witham Mill Lane, Witham Pay & Display Season tickets Permits Surface Car Park	Wholly within a parking bay.	Motor cycle	All Days	24 hours	All days all hours	<u>Season Tickets</u> Quarterly £145.00 Annual £550.00
		Motor car	All Hours		<u>Monday to Saturday</u> 7am – 7pm	up to 1 hr £1.00 1 to 3 hrs £2.00 3 to 6 hrs £3.50 over 6 hrs (daily rate) £6.00
		Invalid carriage			<u>Sunday</u> 7am – 7pm	Daily charge £0.50
		Light van			All days 7pm – 7am next day	Overnight charge_ £0.50 Valid 7pm to 7.30am

Mill Lane contd....					All days 7pm – 7am next day	<u>Overnight Permit</u> Valid 7pm to 7.30am Quarterly £30.00 Six months £55.00 Annual £100.00
	Wholly within an electric vehicle parking bay	Electric vehicles	All Days All Hours	2 hours*	All days all hours	<u>Season Tickets</u> Standard rates apply Maximum 2 hours*
					<u>Monday to Saturday</u> 7am – 7pm	<u>Day rates</u> Standard rates apply Maximum 2 hours*
					<u>Sunday</u> 7am – 7pm	Day rate Standard rate applies Maximum 2 hours* *users may stay for a longer period by purchasing a ticket in accordance with the scale of charges above but must move their vehicle after 2 hours to a normal parking bay
				16 hours	All days 7pm – 7am next day	<u>Overnight rate</u> No charge
15 Witham Newlands Drive, Witham Pay & Display Season Tickets Permits Surface Car Park	Wholly within a parking bay.	Motor cycle Motor car Invalid carriage Light van	All Days All Hours	24 hours	All days all hours_	<u>Season Tickets</u> Quarterly £145.00 Annual £550.00
					<u>Monday to Saturday</u> 7am – 7pm	up to 1 hr £1.00 1 to 3 hrs £2.00 3 to 6 hrs £3.50 over 6 hrs (daily rate) £6.00

Newland contd...	Drive				<u>Sunday</u> 7am – 7pm	Daily charge £0.50
					All days 7pm – 7am next day	Overnight charge £0.50 Valid 7am to 7.30pm
					All days 7pm – 7am next day	<u>Overnight Permit</u> Valid 7pm to 7.30am Quarterly £30.00 Six months £55.00 Annual £100.00
	Wholly within a parking bay	Market trader vehicles being: Motor car Light van Heavy goods vehicle subject to unladen weight restriction of 10 tonnes	Saturday All hours	24 hours	<u>Saturday</u> All hours	Daily charge £1.50 <i>Market traders only</i>
	Wholly within an electric vehicle parking bay	Electric vehicles	All Days All Hours	2 hours*	All days all hours	<u>Season Tickets</u> Standard rates apply Maximum 2 hours*
					<u>Monday to Saturday</u> 7am – 7pm	<u>Day rates</u> Standard rates apply Maximum 2 hours*
					<u>Sunday</u> 7am – 7pm	Day rate Standard rate applies Maximum 2 hours* *users may stay for a longer period by purchasing a ticket in accordance with the scale of charges above but must move their vehicle after 2 hours to a normal parking bay

Newland contd...	Drive				16 hours	All days 7pm – 7am next day	<u>Overnight rate</u> No charge
		Electric vehicles belonging to market traders	<u>Saturday</u> All hours	2 hours*	<u>Saturday</u> All hours	<u>Daily charge</u> Standard rate applies Maximum 2 hours* <i>Market traders only</i>	
16 Witham Market Site off Lockram Lane, Witham Season Tickets Permits Surface Car Park	Wholly within a parking bay	Motor cycle Motor car Invalid carriage Light van	Monday to Friday and Sunday All hours	24 hours	<u>Monday to Friday and Sunday</u> All hours	<u>Season Tickets</u> Quarterly £121.00 Annual £473.00	
17 Witham White Horse Lane, Witham Pay & Display Permit Surface Car Park	Wholly within a parking bay	Motor cycle Motor car Invalid carriage Light van	All Days All hours	24 Hours	<u>Monday to Friday</u> (Up to 24 hrs)	Daily charge £5.50	
					<u>Saturday</u> (Up to 24 hrs)	Daily charge £2.00	
					<u>Sunday</u> (7am to 7pm after which the overnight rate applies).	Daily charge £0.50	
					All days 7pm- 7am next day	Overnight charge £0.50 Valid 7pm to 7.30am	

White Horse Lane contd...					All days 7pm- 7am next day	<u>Overnight Permit</u> Valid 7pm to 7.30am Quarterly £30.00 Six months £55.00 Annual £100.00
	Wholly within an electric vehicle parking bay	Electric vehicles	All Days All Hours	24 hours	<u>Monday to Friday</u> (up to 24 hrs)	Daily charge Standard charge applies
					<u>Saturday</u> (up to 24 hrs)	Daily charge Standard charge applies
					<u>Sunday</u> (7am to 7pm after which the overnight rate applies).	Daily charge Standard rate applies
					All days 7pm – 7am next day	<u>Overnight rate</u> No charge
18 Witham Car Park, Mayland Drive, Witham Pay & Display Season Tickets Permits Surface Car Park	Wholly within a parking bay.	Motor cycle Motor car Invalid carriage Light van	All Days All hours	24 hours	All days, All hours	<u>Season Tickets</u> Quarterly £145.00 Annual £550.00
					<u>Saturdays</u> 7am – 7pm	Up to 1 hr £1.00 1 to 3 hrs £2.00 3 to 6 hrs £3.50 Over 6 hrs (daily rate) £6.00
					<u>Sunday</u> 7am to 7pm after which the overnight rate applies.	Daily charge £0.50

Mayland contd...	Drive					<u>Saturday and Sunday</u> 7pm – 7am next day	Overnight charge £0.50 Valid 7pm to 7.30am
19 Witham Braintree Road, Witham Residents-Only Permits Surface Car Park	Wholly within a parking bay	Motor cycle Motor car Invalid carriage Light van	All days All hours	No limit		All days all hours	<u>Permits</u> "Resident" means a resident of Braintree Road, Witham, (unless otherwise authorised by the Council) who is permitted to park in the Car Park. £126 p.a. £10.50 per calendar month.
20 Witham Easton Road car park, Witham Pay & Display Surface Car Park	Wholly within a parking bay	Motor cycle Motor car Invalid carriage Light van	All Days All Hours	No limit		<u>Monday to Friday</u> 4.00am – 9.30am (Valid until 4am next day) 9.30am – 7pm (Valid until 4.00am next day) <u>Saturday & Sunday</u> (valid until 4am next day) Entry after 7pm (Valid until 4.00am next day) <u>Evening – all days</u> 7pm – 4am next day	Daily charge £6.50 Daily charge £3.50 Daily charge £2.00 Daily charge £1.00 Evening charge £1.00

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