



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

## AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 17th April 2023** 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 and approve the Minutes of the Meeting of the Planning & Transport Committee held 03.04.2023 (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 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 Planning Officer.*

**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. CONRAD ROAD**

To receive a verbal report.

**11. A12 WIDENING**

To receive a verbal report and a map of the replacement land being offered as part of the A12 widening scheme ([attached](#)).

**12. PLANNING APPEAL - CULLEN MILL**

To receive notification of an appeal ([attached](#)).

**13. HGV ROUTING**

To receive a verbal report.

**14. GIMSONS BOUNDARY**

To discuss the Gimsons boundary treatment.



Nikki Smith  
Town Clerk  
NS/SS 11.04.2023

**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](http://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.

23/00762/HH	9 Highfields Road, Witham, Essex	West	Single storey front and side extensions
23/00838/HH	28 Pitt Avenue, Witham, Essex	South	Single storey front and side extension

## 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](http://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.

23/00397/HH	59 Collingwood Road, Witham, Essex	Central	New dropped kerb and creation of vehicular hardstanding
23/00768/TPOCON	Boots The Chemist , 42 Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area: 1 x Ash Tree: Crown reduction on building side to provide 3m clearance, removing approx. 3 m of regrowth.
23/00741/FUL	Units 7A - 7B, Perry Road, Witham	Central	Removal of section of canopy (retrospective) and the installation of external cladding, roller shutter door and personnel doors to create an enclosed space

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## Witham Town Council – Planning Application Report

**Application No:-** 23/00397/HH

**Address:-** 59 Collingwood Road, Witham, Essex

**Ward:-** Central

**Proposal:-** New dropped kerb and creation of vehicular hardstanding

**Relevant Site History:-** 22/01898/LBC - Application Permitted    06/00233/LBC - Application Permitted

**Representations:-**

**Summary:-** The Property is Grade II listed but not within a conservation area in the parish of Witham. This proposal is to form a dropped kerb to allow vehicular access into the piece of land to the side of the building that is in the ownership of the applicant. In doing so the estate fencing across the new access will need to be removed together with some low hedging within it. A hard standing area of permeable material will be laid across this area in order to allow parking for the owners of the house.

**Recommendation:-** The proposal seems reasonable and several neighbouring properties have had similar applications approved. Therefore, the Officer recommendation would be to raise no objection, subject to the Listed Buildings Officer being satisfied with the proposal.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 23/00768/TPOCON

**Address:-** Boots The Chemist , 42 Newland Street, Witham

**Ward:-** Central

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

1 x Ash Tree: Crown reduction on building side to provide 3m clearance, removing approx. 3 m of regrowth.

**Relevant Site History:-**

**Representations:-**

**Summary:-**

**Recommendation:-** Tree Warden has been to look at the tree and thinks the proposed works seem fairly routine, therefore the Officer recommendation would be to raise no objection.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 23/00741/FUL

**Address:-** Units 7A - 7B, Perry Road, Witham

**Ward:-** Central

**Proposal:-** Removal of section of canopy (retrospective) and the installation of external cladding, roller shutter door and personnel doors to create an enclosed space

**Relevant Site History:-** 89/00827/P - Application Permitted, 90/00798/PFWS - Application Permitted  
00/00983/FUL - Application Permitted, 20/01050/FUL - Application Permitted

**Representations:-**

**Summary:-** The application site measures c.700sqm (figure 1) and forms part of the hard-surfaced yard / forecourt to unit 7A. It lies within an established industrial estate on the eastern edge of Witham and is accessed via a private lane off Perry Road. The application seeks full planning permission for 'the removal of a section of canopy (retrospective) and the installation of external cladding, roller shutter door and personnel doors to create an enclosed space' alongside Units 7A and 7B. The cladding materials would match that of the roof, giving the appearance of corrugated pressed steel panels.

**Recommendation:-** The proposed cladding and enclosure of the canopy will support the established storage and distribution activity, and will make more effective use of a brownfield site. The importance of storage and distribution to our economy is aptly highlighted at paragraphs 81-83 of the NPPF. The established use is entirely compatible and consistent with the function of the industrial estate. The established use is also compatible with the neighbouring uses, and the enclosure of the building will only serve to further reduce the existing amenity impacts. Therefore, the Officer recommendation would be to raise no objection.

**Policy References:-**

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**ITEM 9**

Application & Address	Proposal	BDC Decision	WTC Decision
<p>23/00448/TPOCON Mill Vale Lodge Guithavon Street Witham Essex</p>	<p>Notice of intent to carry out works to trees in a Conservation Area: 2 x Prunus (Cherry) - Reduce by 1.5-2m and reshape to tidy appearance, Remove deadwood over 30mm and old pruning stubs. Acer pseudoplatanus (Sycamore) - Reduce by 6m (previous cuts) and reshape from adjacent garden and car park, Remove low branch over drying area. Ilex aquifolium (Holly) - Reduce by 1-1.5m and reshape to leave rounded form</p>	<p>Application Permitted</p>	<p>Raised no objection subject to the sycamore only being reduced by three metres, and the District Council’s Landscape Officer being satisfied with the proposed works.</p>
<p>21/01916/FUL Land Rear Of 51 - 57 Newland Street Witham Essex</p>	<p>Erection of 6 x 1 bed dwellings within courtyard development and 1 x 2 bed flat over garage with associated parking to the rear patio area of The Spread Eagle Public House.</p>	<p>Application Permitted</p>	<p>Raised no objection subject to the provisions relating to bin storage, sound proofing, zero carbon approach and archaeological survey stands.</p>
<p>21/01917/LBC Land Rear Of 51 - 57 Newland Street Witham Essex</p>	<p>Partial demolition and reconstruction of wall, full demolition of single-storey curtilage listed building, external works to the GVII* elevation and associated works including abutment of FOG Unit and landscaping.</p>	<p>Application Permitted</p>	<p>Raised no objection subject to the advice of the Listed Buildings Officer.</p>



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ITEM 11

**Our ref:** 23/00152/OUT  
**Your Ref:**  
**Direct Dial:** 01376 552525 ext. 2516  
**Ask for:** Lisa Page  
**Date:** 06.04.2023



**Development Management**  
Causeway House Braintree  
Essex CM7 9HB

Tel: 01376 557779  
Email: [planning@braintree.gov.uk](mailto:planning@braintree.gov.uk)

Witham Town Council  
Nikki Smith  
Town Clerk's Office  
61 Newland Street  
Witham  
Essex  
CM8 2FE

Dear Nikki Smith

**APPLICATION NO :** 23/00152/OUT

**DESCRIPTION :** Outline planning application with all matters reserved for redevelopment of the site involving the erection of 10 residential units and associated access and gardens.

**LOCATION :** Cullen Mill 49 Braintree Road Witham Essex CM8 2DD

I write to inform you that the application will be considered by the **Planning Committee** on **18 April 2023** at **7.15pm**.

This Planning Committee meeting will be held at the Council Offices at Causeway House, Bocking End, Braintree. Planning applications are dealt with in public session.

The Agenda for this meeting will be available on the Council's website five working days before the meeting and it can be accessed via <https://braintree.cmis.uk.com/braintree/Committees.aspx>.

There will be a live broadcast of the Planning Committee meeting via Braintree District Council's YouTube channel. The broadcast may be accessed via <https://braintree.public-i.tv/core/portal/home>. The broadcast of the meeting will also be available to the public after the meeting.

Public Question Time - Making a Statement

Anyone who wishes to make a statement at the Planning Committee meeting during Public Question Time must register their interest in doing so by contacting the Council's Governance Team by midday on the second working day before the day of the Committee meeting. The Council reserves the right to decline any requests to register to speak if they are received after this time.

Please note that up to two objectors and two supporters will be able to register to speak on each application on the Agenda. Where a planning application has generated a high level of interest members of the public are encouraged to work together and appoint a spokesperson(s) who can summarise key issues, or concerns. Councillors representing Parish/Town Councils, Essex County Council and Braintree District Council may also register to speak. Registered speakers are required to attend on their own and, where possible, only one representative of for example a community group, family household, or company should attend.

Registered speakers will be required to attend the Planning Committee meeting to read their statement 'in person' immediately prior to the consideration of the relevant application. All registered speakers will have up to three minutes to make their statement.

The order in which registered speakers will be invited to speak is: members of the public, Parish or Town Councillors/County Councillors/District Councillors, and finally the Applicant/Agent.

Any statements seeking to address the Committee on non-Agenda items/applications will be made at the meeting during general Public Question Time.

The Chairman of the Planning Committee has discretion to extend the time allocated to registered speakers and the order in which they speak.

Please be advised that the Council reserves the right to stop anyone from continuing to make a statement if the statement contains defamatory comments.

Once a registered speaker has made their statement, there is no opportunity for them to make further statements, or comments during the meeting.

#### Public Attendance - Observing

Members of the public may attend Causeway House to observe the meeting, but due to the need to maintain social distancing, space is very limited and seats will be allocated on a first come first served basis. To maintain safe distances and the safety of those in the meeting, the Council may refuse entry to members of the public.

Public attendees are required to attend on their own and, where possible, only one representative of for example a community group, family household, or company should attend.

Members of the public wishing to observe a meeting from Causeway House are requested to contact the Council's Governance Team to reserve a seat within the public gallery.

#### Registration

To register to make a statement during Public Question Time, or to reserve a seat to observe the meeting, please contact the Council's Governance Team on Tel: 01376 552525, or e-mail [governance@braintree.gov.uk](mailto:governance@braintree.gov.uk).

Further information about attending a Committee meeting is available from the Governance Team and it is printed on the Agenda.

Yours faithfully

Planning Admin Team

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