



## MINUTES

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

Date: **Tuesday, 23<sup>th</sup> July 2019**

Present: Councillors:

	J.C.	Goodman	(Chairman)
Mrs	A.	Kilmartin	(Vice Chairman)
Mrs	S.	Ager	
	J.C.	Bayford	
	S.E.	Hicks	
	M.C.M.	Lager	
Mrs	S.C.	Lager	
	C.S.	Livermore	
	T.A.	Pleasance	
	R.P.	Ramage	
	P.M.	Ryland	
Miss	M.L.	Weeks	
	R.	Williams	
	J.	Sheehy	(Town Clerk)
Mrs	G.	Kennedy	(Planning Officer)
Mrs	H.	Andrews	(Assistant Proper Officer)

And two members of the public.

### 49. APOLOGIES

Apologies for absence were received from Councillors K.L. Atwill and P.R. Barlow who had previous engagements and Councillor Miss C. Jay who was unwell.

### 50. MINUTES

The Minutes of the Meeting held on 8<sup>th</sup> July 2019 were received.

**RESOLVED** That the Minutes of the Planning Applications and Transport Sub-Committee Meeting held 8th July 2019 be confirmed as a true record and signed by the Chairman.

**51. INTERESTS**

Councillors M.C.M. Lager and Mrs S.C. Lager declared non-pecuniary interests in application 19/01113/PLD – Cobblers, 39 Chipping Hill, Witham, as they are close neighbours.

Later in the Meeting at Minute 56 – Revised Plans, Councillor Mrs A. Kilmartin declared a non-pecuniary interest in application 19/00896/ADV – Former Witham Police Station, as she lives opposite.

**52. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC**

No comment was made by the members of the public present.

**53. CLERK'S REPORT**

The Town Clerk reported that he had received a letter from the builders in relation to application 19/01107/VAR - Armond Cottage, which was discussed at the last Meeting. He had written to the builders explaining that the Town Council considered that this was an enforcement issue as the proposed variation of the original planning consent would be of overall detriment to the surrounding area and the Planning Committee would not be revisiting its decision.

**RESOLVED** That the information be received and noted.

**54. PART 1 APPLICATIONS**

**19/01116/DAC**

**UNIT B1, EASTWAYS, WITHAM**

Application for approval of details reserved by condition 3 of approved application 17/02294/FUL

**NO OBJECTION**

**19/01113/PLD**

**COBBLERS, 39 CHIPPING HILL, WITHAM**

Installation of a replacement door and window

Councillors M.C.M. Lager and Mrs S.C. Lager had declared an interest.

**NO OBJECTION**

**19/01133/LBC**

**66 NEWLAND STREET, WITHAM**

Application of intumescent paint and accessories to ceiling and walls to provide one-hour fire resistance

**NO OBJECTION**

**19/01241/DAC**

**CULLEN MILL 49 BRAINTREE ROAD, WITHAM**

Application for approval of details reserved by condition nos. 3 and 4 of approved application 18/01598/LBC

**NO OBJECTION**

**19/01214/DAC**

**4 PERRY ROAD, WITHAM**

Application for approval of details reserved by condition 5 of approved application 18/01207/FUL – Erection of extension to industrial unit

**NO OBJECTION**

**19/01126/LBC**

**HOLD THE ANCHOVIES, 68 NEWLAND STREET, WITHAM**

2no externally fascia signs

**NO OBJECTION**

**55. PART 2 APPLICATIONS**

**19/01196/FUL**

**THE VICTORIA PH, POWERS HALL END, WITHAM**

Construction of two detached dwellings

It was pointed out that the land at the corner in front of the public house was highway owned and maintained, therefore if the current car park to the side of the site is used for development there would be no parking for the house conversion. Members also considered that the site was too small for two detached dwellings.

**RECOMMEND REFUSAL** on the grounds that the land adjacent to the Victoria PH would be required for the parking provision for the converted house as the land shown for parking is in fact highway owned and maintained; and on the grounds of over-massing of the site.

**19/01159/FUL**

**WARWICK HOUSE, 48 COLLINGWOOD ROAD, WITHAM**

Alterations to fenestration and addition of external staircase

Members were reminded that at the last Meeting an application for the Change of Use from offices to a dwelling house had been considered. Members had been shown the proposed internal alterations to the building for conversion into ten flats. This application was now to consider alterations to fenestration and the addition of an external staircase down to an outside seating area. The wording for the application had been carefully checked as Members were concerned that ten flats would be over-development. Members were also informed that neighbours had been in touch with the office with regard to their similar concerns. Members said that there should also be an archaeological survey when the ground work is undertaken.

**NO OBJECTION** to the application for alterations to fenestration and the addition of an external staircase subject to an archaeological survey, but to seek clarification from the Planning Department in regard to whether a Full Application for conversion to ten flats would be forthcoming.<sup>1</sup>

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<sup>1</sup>Urgent enquiries are being made of the District Council's Planning Office in this regard.

**19/01040/FUL**

**LAND ADJACENT TO LODGE FARM, HATFIELD ROAD, WITHAM**

Infrastructure application the provision of extension to primary road network with associated footpath, cycleway, necessary drainage infrastructure, access points and bus gate, within phase 3 of the Lodge Farm Development

Members asked that clarity be sought regarding the complete cycle way for the development and how this would connect with the cycle route around the town.

**NO OBJECTION**

**RESOLVED** That a letter be sent to the developer seeking clarity regarding the cycle way.

**19/00171/TPOCON**

**37 BRIDGE STREET, WITHAM**

Notice of intent to carry out works to a tree in a Conservation Area – Fell T2 Ash the tree is rear of 35 Bridge Street within private parking for the residents

The Tree Warden had made a site visit and recommended that without the opinion of a tree surgeon or arboriculturist report there was no justification to support this application.

**RECOMMEND REFUSAL** on the grounds that there is no evidence to support the application and subject to the advice of the District Council's Tree Officer.

**19/01230/FUL**

**55 BRAINTREE ROAD, WITHAM**

Subdivision of existing structure to form 2 separate dwellings. Addition of small porch to create new entrance to subdivided structure

Members agreed that this application should be refused on the grounds of lack of amenity space, increase in vehicle movements and poor access onto a busy road.

**RECOMMEND REFUSAL** on the grounds of lack of amenity space, increase in vehicle movements and poor access onto a busy road.

**19/01218/ADV**

**96 NEWLAND STREET, WITHAM**

New fascia, projecting and ATM signage to new NBS branding

Members were concerned that the new fascia would be made of plastic and be internally lit which was not appropriate in a Conservation Area.

**RECOMMEND REFUSAL** on the grounds that the plastic fascia with internal lighting would not be in keeping with the District Council's policy for a shop front in a Conservation Area.

**19/01217/FUL**

**96 NEWLAND STREET, WITHAM**

New fascia, projecting and ATM signage to new NBS branding

**RECOMMEND REFUSAL** on the grounds that the plastic fascia with internal lighting would not be in keeping with the District Council's policy for a shop front in a Conservation Area.

**19/01017/FUL**

**14 PERRY ROAD, WITHAM**

Installation of new steel framed building

**RECOMMEND APPROVAL**

**19/00991/FUL**

**56 CHALKS ROAD, WITHAM**

Demolition of existing building and construction of 2no two bedroom houses and associated external works

Members were concerned about the adverse impact on neighbours.

**RECOMMEND REFUSAL** on the grounds of adverse impact on neighbouring amenity, street scene and the adjacent Conservation Area; and the inadequate parking provision.

**56. REVISED PLANS**

**19/00896/ADV**

**FORMER POLICE STATION, WITHAM**

Proposed signage

Councillor Mrs A. Kilmartin had declared an interest.

Members were informed that originally there would be two signs, one at each end, but now they wished a central 'v' shaped sign.

**NO OBJECTION**

**19/00588/HH**

**6 THE AVENUE, WITHAM**

Proposed loft conversion

Members noted that the Juliet balconies had now been replaced so that there would be no over-looking of neighbours.

**NO OBJECTION**

**57. DECISIONS**

Decisions on planning applications were received.

**RESOLVED** That the information be received and noted.

**58. VEHICLE ACTIVATED SIGNS**

Members were informed that the Town Council has been advised by Essex County Council that speed surveys would be required for any site where a VAS is to be installed.

The suggestion was made that the correct terminology for the sign was a SID, Speed Indication Devices, and those signs are expected to be moved as opposed to VAS, vehicle activated speed signs, which were static and therefore the County Council might not require a speed survey for each site. Members also suggested that sites where speed surveys had already been carried out could be used.

**RESOLVED** That the information be received and enquiries made of Essex County Council regarding whether SIDs would require speed surveys before installation.

**59. ESSEX COUNTY COUNCIL (VARIOUS ROAD (LODGE FARM DEVELOPMENT) WITHAM)(20MPH ZONE)**

The Public Notice for 20 mph speed restrictions on the new Lodge Farm Estate were received.

Members commented that there is a need for 20 mph speed limits on all residential areas.

**RESOLVED** That the information be received and noted.

There being no further business the Chairman closed the Meeting at 7.30 p.m.

Councillor \_\_\_\_\_  
Chairman  
GK/24.7.2019