



Town Hall | 61 Newland Street | Witham | CM8 2FE
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MINUTES

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

Date: **Monday, 9th March 2020**

Present: Councillors:

	J.C.	Goodman	(Chairman)
Mrs	A.	Kilmartin	(Vice Chairman)
Mrs	S.	Ager	
	P.R.	Barlow	
	S.E.	Hicks	(arrived 6.50p.m.)
Miss	C.	Jay	
Mrs	S.C.	Lager	
	M.C.M.	Lager	
	C.S.	Livermore	
	P.M.	Ryland	(arrived 6.35p.m.)
	J.	Sheehy	(Town Clerk)
Miss	N.	Smith	(Assistant RFO)
Mrs	H.	Andrews	(Assistant Proper Officer)

Three members of the public were present.

221. APOLOGIES

No apologies for absence were received.

222. MINUTES

The Minutes of the Meeting held on 24th February 2020 were received.

RESOLVED That the Minutes of the Planning Applications and Transport Committee Meeting held 24th February 2020 were confirmed as a true record and signed by the Chairman.

While the minutes were being signed Councillor Paul Ryland arrived at the meeting

223. INTERESTS

Councillor Mrs S. Ager declared a non-pecuniary interest with regards to application number 20/00276/HH as she resides in a property adjacent to 17 Chelmer Road.

A non-pecuniary interest with regards to application number ESS/11/20/BTE was declared by Councillors M.C.M. Lager and Councillor Mrs S.C Lager as the applicant is known to them.

A non-pecuniary interest with regards to application number 20/00046/TPCON was declared by Councillor Mrs A. Kilmartin who resides in a property overlooking Holly Trees Montessori Nursery.

224. QUESTIONS AND REPRESENTATIONS FROM MEMBERS OF THE PUBLIC

With regards to application 20/00276/HH Mr Gary Pound, Chelmer Road asked for a restriction on times that contractors are allowed to work on the property to minimise noise disturbance.

Mr Pound also stated that the applicant had agreed to soundproof the extension to reduce noise although he could not see that this was present on the plans.

With regards to application 20/00276/HH Mr Rick Ager also asked for sensible working hours to be set preferably 8-5pm Monday to Friday and 8-1pm on a Saturday.

Mr Ager shared concerns over a new window that was going to be put next to the door as it was in the line of sight of his own bedroom and requested that the applicant install frosted glass.

Mr John Palombi from the Witham and Countryside Society spoke regarding application 19/01980/FUL as currently members of the public wishing to follow the Blackwater Rail Trail have to cross the golf course to the detriment of themselves and those playing. He stated that the proposed development may be an opportune time to seek improvements to the rail trail.

225. CLERK'S REPORT

The Clerk reported correspondence from the Local Highways Liason Officer in which feedback concerning the change in phasing of traffic lights at the junction of Maldon Road and Blue Mills Hill. Members were asked to clarify as to whether they endorsed the changes.

RESOLVED That the Clerk report that members agree with the change of phasing during daytime hours but feel that it is not prudent to keep them switched on overnight from the late evening until the early morning.

226. PART 1 APPLICATIONS

20/00217/HH

58 MARKET LANE, WITHAM, ESSEX

Creation of a second off street parking space.

NO OBJECTION

RESOLVED That Braintree District Council be asked as to why a decision had been made ahead of Town Council comment.

20/00235/PDEM

GARAGE 2405, CHURCH STREET, WITHAM

Application for Prior Notification of Proposed Demolition- 10 Garages in Church Street, Witham

NO OBJECTION

227. **PART 2 APPLICATIONS**

20/00276/HH

17 CHELMER ROAD, WITHAM

Proposed single storey rear extension.

Members noted that permission was previously refused under Permitted Development Rights.

Whilst the above application was being discussed, Councillor S.E. Hicks arrived at the Meeting.

RECOMMEND REFUSAL on the grounds of no parking provision that the additional window is in line of site with a bedroom at 15 Chelmer Road, that there is no provision for noise limits and restrictions and that the extension is not subordinate to the main house.

20/00225/HH

60A RICKSTONES ROAD, WITHAM, ESSEX

Single storey rear extension and single storey annexe extension to provide ancillary living accommodation.

Members discussed their concerns regarding potential damage to a tree with a Tree Preservation Order at 58 Rickstones Road.

RECOMMEND REFUSAL on the grounds of poor layout and potential damage to the roots of a tree at 58 Rickstones Road with a Tree Preservation Order in accordance with policy reference ADM 2, Development within Development Boundaries.

20/00046/TPOCON

HOLLY TREES, MONTESSORI NURSERY, NEWLAND STREET, WITHAM

Notice of intent to carry out works to tree in a Conservation Area- Remove a branch from a Cedar Tree.

Members noted that the Tree Warden recommended refusal on the grounds of insufficient information.

RECOMMEND REFUSAL due to insufficient information from the applicant.

ESS/11/20/BTE

LAND AT COLEMANS FARM QUARRY, LITTLE BRAXTED LANE, WITHAM, ESSEX CM8 3EX

Proposed erection and use of a Ready Mix Concrete Plant, with Ancillary Facilities using the existing site access, aggregates stocking and ancillary facilities at the existing site.

Members discussed concerns over the lifespan of the quarry

NO OBJECTION subject to assurances the expansion of the site will be managed with due regard to pre-application advice received and site specific issues to be addressed as underpinned in the Essex Mineral Local Plan, including prior consents of the Environment Agency for any diversions of watercourses and conditions identified in Transport Assessments.

19/01980/FUL

BENTON HALL GOLF CLUB, WICKHAM ROAD, WITHAM

Change of use of land to site 18 holiday caravans, extension to overflow carpark, relocation of playground, creating of two tennis courts and spa garden with ancillary building and associated hard and soft landscaping.

Members discussed the proximity to the Blackwater Rail Trail and noted the demand for temporary accommodation in Witham.

NO OBJECTION subject to a Section 106 agreement for use on the Blackwater Rail Trail and a prohibition on permanent occupancy in accordance with policy reference ADM 23 Rural Enterprise and ADM 46 Cycle/Pedestrian Network.

20/00203/FUL

UNIT F6, BRIARSFORD INDUSTRIAL ESTATE, PERRY ROAD

Change of use from B1(c) light industrial to D2 assembly and leisure for personal training.

Members noted that the applicant currently runs a personal training business from Unit E2 on the same estate but wishes to downsize to a smaller unit.

RECOMMEND APPROVAL in accordance with policy reference ADM 15, Employment Policy Areas.

20/00317/ADV

BRAMSTON SPORTS CENTRE, BRIDGE STREET

Installation of 1 x freestanding non illuminated double sided sign.

Members discussed that the signage will be outside the Conservation Area and will be 1.8 x 4 metre double sided sign on mounted posts.

RECOMMEND NO OBJECTION subject to the signage being removed once the flats are sold or March 2023 whichever is first.

227. REVISED PLANS

There were no revised plans to consider.

228. DECISIONS

- a) **19/01334/FUL** **3F Moss Road, Witham, Essex**
Members stated their frustration that a unit stood empty for 8 years had been refused permission for change of use.
- b) Decisions made by the local planning authority were received.

RESOLVED That the information be received and noted.

229. **TREE PRESERVATION ORDER 20/219 at land adjacent to 110 Honeysuckle Way, Witham**
To note that the above Order has now been confirmed.

RESOLVED That the information be received and noted.

In view of the time it was agreed that Item 230. Spa Road Car Park would be considered at the next Meeting.

There being no further business the Chairman closed the Meeting at 7.40 p.m.

Councillor _____
Chairman
NS/JS 16.03.2020