



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

## AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 22nd January 2024** Time: **6.45 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:

P.	Barlow	(Chairman)	T.	Hewitt
J.C.	Coleman	(Vice Chairman)	J.	Martin
E.	Adelaja		R.	Ramage
J.M.	Coleman		A.	Sloma
L.	Headley		E.	Williams

Nikki Smith  
Town Clerk

NS/GK/16.1.2024

**1. APOLOGIES**

To receive and approve apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 8th January 2024 (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.

*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 part 1 applications.

**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. A12 BOREHAM TO MARKS TEY WIDENING SCHEME**

To note that the Secretary of State has granted a development consent order to allow the A12 widening scheme to progress ([attached](#) at page 10).

## 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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
23/03058/HH & 23/03059/LBC	Beau Manor, Guithavon Valley, Witham	Central	Demolition of an existing greenhouse and the construction of an outbuilding consisting of a cart lodge, garage and gardeners store
23/02990/HH	5 Witham Lodge, Witham, Essex	Hatfield	Proposed 2 storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades and resurfacing of drive from loose gravel to block paving. Replacement roof & alterations to pool building
23/03067/FUL	Sports Ground, Stevens Road, Witham	Hatfield	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights and an access footpath
24/00044/HH	36 Avenue Road, Witham, Essex	Central	Proposed front porch
24/00066/TPO	23 Collingwood Road, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 18/76. T3-Removal of diseased tree (Malus)

## Witham Town Council – Planning Application Report

**Application No:-** 23/03058/HH & 23/03059/LBC

**Address:-** Beau Manor, Guithavon Valley, Witham

**Ward:-** Central

**Proposal:-** Demolition of an existing greenhouse and the construction of an outbuilding consisting of a cart lodge, garage and gardeners store

**Relevant Site History:-**

**Representations:-**

**Summary:-** Beau Manor is a Grade II Listed Building. The proposal is to demolish the existing greenhouse in the grounds of the property and to build a cart lodge to include garage and garden store near to the house. The structure will be 17m in width and 7.3m in depth with a maximum height of 5.3m. The building will have clay roof tiles, timber boarding and a brick plinth which will apparently match the existing dwelling and mill barn. It will be in flood zone 2 but will only be used for storage and parking. Provision for electric car charging will be included.

**Recommendation:-** This will be a large structure adjacent to the driveway. Members will need to decide whether the scale of the building will impact on the Grade II Listed Building. Design and materials will be subject to the comments made by the Listed Buildings Officer.

**Policy References:-** LPP36 c - subordinate to the original dwelling in terms of bulk, height and position.

## Witham Town Council – Planning Application Report

**Application No:-** 23/02990/HH

**Address:-** 5 Witham Lodge, Witham, Essex

**Ward:-** Hatfield

**Proposal:-** Proposed 2 storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades and resurfacing of drive from loose gravel to block paving. Replacement roof & alterations to pool building

**Relevant Site History:-** This property was extended in the 1970s but no documents available.

**Representations:-**

**Summary:-** This is a substantial detached house on Witham Lodge. The proposed adaptations are to allow for better accommodation for a disabled child along with space for a carer. On the ground floor the left side of the property will be devoted to the child and carer's accommodation. A two storey extension to the rear will allow for an extended bedroom and family space. Upstairs will be two ensuite bedrooms. The link to the pool room will be extended to allow for a new utility room and a physiotherapy space will be created. There will be a new pool inserted in the void of the existing pool. At the front of the property the garage will be extended out to allow for covered space for the child to access a vehicle. There will be a single storey extension to the front to allow for a large bathroom and porch. A lift will be inserted in the middle of the house. There are two TPOs on trees to the front of the property and root protection will be required. A section of a hedge will need to be removed but will be replaced.

**Recommendation:-** Although there will be changes to the front elevation, the scale of the house will not change. On balance I would be inclined to recommend no objections.

## Witham Town Council – Planning Application Report

**Application No:-** 23/03067/FUL

**Address:-** Sports Ground, Stevens Road, Witham

**Ward:-** Hatfield

**Proposal:-** Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights and an access footpath

**Relevant Site History:-**

**Representations:-** There are four comments with two representations complaining about swearing, flood lighting and dangerous parking on match days.

**Summary:-** The new artificial pitch is proposed adjacent to the existing facility. It will offer a variety of youth pitches and training areas. There will be a 4.5m high fencing to the perimeter with a 1.2m high pitch perimeter barrier to the artificial grass perimeter. There will be a 2.5m high acoustic fencing to the east perimeter. There will be six 13 metre high floodlighting columns. The pitch will comply with current FA technical requirements. The hours of opening will be Monday to Friday 8.30 a.m to 10 p.m. and at the weekend 9 a.m. to 8 p.m. The pitch can be split for different uses so in theory could have up to a maximum of 22 players at one time. If it is used for youth football the number of spectators will be more but there is potential for car share. It is stated that there are sufficient car parking spaces for both artificial pitches. All pedestrian paths and hardstanding are compliant with the Equality Act.

**Recommendation:-** The proposal will replace an existing parcel of grass land with an artificial pitch. There is concern from neighbouring residents about noise. There will be a 2.5m high acoustic fencing by the goal mouth to protect neighbouring residents in Epping Way from noise from the pitch. The lights will be set 13m high which can then be directed down so as not to cause light pollution. In principle I would recommend no objection but as there are existing problems with parking on a match day, steps should be taken to try and secure additional parking for players and spectators.

## Witham Town Council – Planning Application Report

**Application No:-** 24/00044/HH

**Address:-** 36 Avenue Road, Witham, Essex

**Ward:-** Central

**Proposal:-** Proposed front porch

**Relevant Site History:-** 23/02050/HH - this Committee considered last year and raised no objection subject to the Listed Buildings Officer being satisfied with the design and materials to be used. The District Council refused on the grounds that the porch would have an unacceptable impact on the character and appearance of a designated heritage asset by way of obscuring architectural features. This was a view put by the Historic Buildings Adviser.

**Representations:-**

**Summary:-** This would appear to be the same application that was refused by the District Council.

**Recommendation:-** This application was originally considered last year and we recommended no objection subject to the Historic Buildings Officer being satisfied with design and materials to be used. The applicant has listed other houses in Avenue Road where there are storm porches and other houses where there are no brick banding to support their application. The Town Council had no objection to the previous application and therefore would suggest that our decision remain the same to offer no objection subject the Listed Buildings Officer being satisfied with design and materials.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 24/00066/TPO

**Address:-** 23 Collingwood Road, Witham, Essex

**Ward:-** Central

**Proposal:-** Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 18/76.  
T3-Removal of diseased tree (Malus)

**Relevant Site History:-**

**Representations:-**

**Summary:-** The applicant states that trees in adjoining gardens had to be removed over the past two years and the Tree Officer was unsure whether the applicant's tree was also affected. They have asked for the Tree Officer to inspect the tree as signs of fungal infection are showing.

**Recommendation:-** The Tree Warden has been asked to inspect the tree.

**Policy References:-**

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
23/02668/FUL - 47 Hatfield Road Witham Essex CM8 1EF	Change of use of land for car sales forecourt (sui-generis)	Application Refused	Recommended refusal on the grounds that a car sales forecourt in a residential street would be totally inappropriate, detrimental to neighbouring amenity and would impact on traffic movements and safety on a busy road.	

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Agenda Item 10



Our ref: A12DCO/MPjan24

A12 Chelmsford to A120 Widening  
National Highways  
Woodlands  
Manton Lane  
Bedford  
MK41 7LW

0300 123 5000

12 January 2024

Dear Sir/Madam

**A12 Chelmsford to A120 Widening – Secretary of State for Transport's Decision**

We've just been informed that the Development Consent Order (DCO) for our A12 Chelmsford to A120 Widening scheme has been granted by Transport Minister Huw Merriman MP on behalf of Mark Harper MP as Secretary of State for Transport.

We are delighted with today's announcement, which is great news for Essex and for those who regularly use the A12. This is one of the busiest roads in the east of England and provides a strategic connection between Chelmsford and Colchester, as well as the ports and nearby Stansted Airport.

Traffic modelling data shows the section of the A12 between Junction 19 at Boreham Interchange to Junction 25 at Marks Tey carries a very high volume of traffic, with up to 90,000 vehicles using it every day. The major ports at Harwich and Felixstowe also means heavy goods vehicles account for a higher proportion of traffic than on most major roads. Freight makes up between 9% to 12% of all traffic on this part of the A12, which is almost double the national figure of 5% on most routes.

The granting of the DCO marks a significant step towards the future delivery of this important road project. The scale of our work here on the A12 will help improve safety for drivers, especially at the junctions and slip roads, reduce traffic congestion by increasing capacity, and make journey times more reliable.

Furthermore, our improvements can help ensure the road can cope with the predicted increase in traffic resulting from local economic growth and will provide better connections for pedestrians, cyclists, horse riders and public transport users to experience safer, more enjoyable journeys.

Our plans will see the current four-lane carriageway widen to six lanes (three in each direction). Other major improvements include the construction of two major bypasses at

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National Highways Company Limited registered in England and Wales number 09345363



Rivenhall End and to the north of Kelvedon. These changes will help to take heavy goods vehicles away from minor roads and local villages. Junctions will also be upgraded to help traffic enter and exit the A12 safely. Public transport users will also benefit with access to additional bus stops, making their journeys quicker, safer, and more convenient.

Away from the road itself, a series of additional separate routes for walkers, cyclists and horse riders will also be created to help improve health and maximise the use of non-motorised forms of travel.

All National Highways' schemes from 2025 onwards are designed to provide an overall 'biodiversity net gain'. That means a real emphasis is placed on retaining existing habitats and ensuring a greater amount of biodiversity is left when the project is completed than what was there previously. You can read about the work we are already doing for badgers, water voles and reptiles along the A12 in the factsheets on our website.

We are grateful to you and all our stakeholders for their engagement with and contribution to the development of the scheme to date, and will continue to work with you as the scheme progresses into construction. We will also keep our customers informed regularly through scheme newsletters and public information events, as the scheme progresses.

In the meantime, you and your constituents can find out more information about the scheme and its benefits on our website at [www.nationalhighways.co.uk/A12](http://www.nationalhighways.co.uk/A12)

Yours sincerely,



Matt Stafford  
Regional Delivery Director (East)  
National Highways

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National Highways Company Limited registered in England and Wales number 09346363



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