



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

## AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 12th June 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:	P.	Barlow	(Chairman)
		J.C.	Coleman	(Vice Chairman)
		E.	Adelaja	
		J.M.	Coleman	
		L.	Headley	
		J.	Martin	
		R.	Ramage	
		A.	Sloma	
		E.	Williams	

**1. APOLOGIES**

To receive and approve apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 30th May 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.

***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 7).

**10. CUT THROAT LANE – SPEEDING**

To consider the issue of speeding in Cut Throat Lane ([attached](#) at page 9).

**11. HATFIELD ROAD SPEEDING CONCERNS**

To receive an update on the speeding concerns in Hatfield Road ([attached](#) at page 10).

**12. LOCAL HIGHWAYS PANEL MEETING**

To receive an extract from the Local Highways Panel Meeting held 19th April 2023 of items relating to Witham ([attached](#) at page 11) and the next Meeting will be 12th July 2023.

**13. NOTICE OF APPEAL – 22/02593/ADV – LIDL UK**

To consider sending a letter to the Planning Inspector in support of the District Council's decision to refuse the above planning application for the retention of the freestanding internally illuminated flagpole sign ([attached](#) at page 13).



Nikki Smith  
Town Clerk  
GK/5.6.2023

## 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.**

23/01195/HH	128 Highfields Road, Witham, Essex	West	Part single storey part two storey rear extension, two storey side and front extensions, front porch, changes in roof form to main dwelling and insertion of 3no. roof lights
ESS/42/23/BTE	Appleford Farm CM8 3EZ (Colemans Farm Quarry Processing Plant Site Relocation)	Central	This application is the for proposed relocation of plant site, ready mixed concrete plant, bagging plant and associated ancillary facilities, including for establishment and use of a field conveyor network with bridge over Braxted Road; along with enhancement and use of existing points of access off Braxted Road, together with restoration to agricultural land and nature conservation habitats, in advance of the A12 road widening and improvement national infrastructure project on land at Colemans Farm Quarry.
23/01249/REM	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	Retrospective Application for the approval of reserved matters (in respect of appearance, landscaping, layout & scale) for proposed Footpath/Cycleway adjacent to the primary road pursuant to outline planning permission 15/00430/OUT granted 27.05.2016 for Outline application with all matters reserved other than strategic access point onto Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre (A1/A2/B1/D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping.

## Witham Town Council – Planning Application Report

**Application No:-** 23/01195/HH

**Address:-** 128 Highfields Road, Witham, Essex

**Ward:-** West

**Proposal:-** Part single storey part two storey rear extension, two storey side and front extensions, front porch, changes in roof form to main dwelling and insertion of 3no. roof lights

**Relevant Site History:-**

**Representations:-** None

**Summary:-** This is a detached house. The proposal is to demolish the detached garage and single storey extension and build a two storey extension to the side measuring 3m in width. This will leave a 1m gap to the boundary. The back of the house will be 'squared off' and then a single storey kitchen extension built measuring 3m by 5.7m. On the first floor a bathroom will be built over the existing porch and two new bedrooms at the back of the house. A second floor will be created in the loft to form a master bedroom suite with ensuite and a dressing room. There will be a slight increase in the ridge height to allow for this.

**Recommendation:-** Highfields Road has an eclectic mix of houses in different styles. The proposal will result in a more substantial but pleasing front elevation. LPP36a states there should be no over-development of the plot, you will see from the site plan that this is not the case. LPP36b says the design, siting, bulk, form and materials of the extension should be compatible with the original dwelling in terms of bulk height and position. This is a substantial extension and will result in being closer to the neighbour's property. LPP36c states that the extension will be required to be subordinate to the original dwelling, the extension is not subordinate. LPP36d states there should be no unacceptable adverse impact on the amenities of adjoining residential properties including privacy, overshadowing of light or an overbearing impact. Although the extension would be closer to the boundary there have been no representations from neighbours. There would be one small window to the side on the second floor which is in the ensuite. LPP36e says that there should be no unacceptable impact on the identity of the street scene. As stated previously there is an eclectic mix of houses in Highfields Road. The house is set back from the road. Currently the ground floor is brick and upstairs rendered. It is proposed to render the whole house. Although a garage would be lost there is ample parking to the front which sadly has been completely paved over. Members will need to weigh up the different points in line with the District Council's Local Plan Policies. I would suggest that whilst in principle there would be no objection to the extension, the scale and impact to the front elevation would have an adverse impact on the street scene coupled with the proposed extension not being subservient, this committee should recommend refusal on those grounds.

**Policy References:-** LPP36b,c and e.

## Witham Town Council – Planning Application Report

**Application No:-** ESS/42/23/BTE

**Address:-** Appleford Farm CM8 3EZ (Colemans Farm Quarry Processing Plant Site Relocation)

**Ward:-** Central

**Proposal:-** This application is for the proposed relocation of plant site, ready mixed concrete plant, bagging plant and associated ancillary facilities, including for establishment and use of a field conveyor network with bridge over Braxted Road; along with enhancement and use of existing points of access off Braxted Road, together with restoration to agricultural land and nature conservation habitats, in advance of the A12 road widening and improvement national infrastructure project on land at Colemans Farm Quarry.

**Relevant Site History:-**

**Representations:-**

**Summary:-** Very occasionally we get an application from Essex County Council about mineral extraction. The current processing site at Colemans Quarry will need to be relocated because of the A12 widening.

**Recommendation:-** The Town Council has always maintained that vehicles from the quarry should wherever possible use the A12 rather than the town centre. It is known that a number of vehicles use the B1018 to Braintree and unless the vehicles are properly covered then there is spillage at both ends of The Avenue as the vehicles turn. The vehicles also travel past Templars School. A decision was taken at Minute 193 at the Meeting on 4th January 2022 to recommend refusal of all planning applications until such time that all HGVs use the adjacent A12 rather than the town centre. Would therefore recommend refusal on those grounds.

## Witham Town Council – Planning Application Report

**Application No:-** 23/01249/REM

**Address:-** Land Adjacent To Lodge Farm, Hatfield Road, Witham

**Ward:-** Hatfield

**Proposal:-** Retrospective Application for the approval of reserved matters (in respect of appearance, landscaping, layout & scale) for proposed Footpath/Cycleway adjacent to the primary road pursuant to outline planning permission 15/00430/OUT granted 27.05.2016 for Outline application with all matters reserved other than strategic access point onto Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre (A1/A2/B1/D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping.

**Relevant Site History:-**

**Representations:-**

**Summary:-** This application relates to a small section of footpath/cycleway which has already been built and agreed by Essex County Council Highways. (Applications relating to large developments are normally considered under Part 2 – as there were few plans this time, the decision was taken to let you see this one. Incidentally the Town Council is not always asked to comment on REM applications – Approval of Reserved Matters).

**Recommendation:-** Would recommend no objection.

**Policy References:-**

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
23/00741/FUL - Units 7A - 7B Perry Road Witham Essex	Removal of section of canopy (retrospective) and the installation of external cladding, roller shutter door and personnel doors to create an enclosed space	Application Permitted	Raised no objection	
23/00654/ADV - 14 Freebournes Road Witham Essex	1 No. Externally illuminated free standing sign	Application Permitted	Raised no objection	
23/00581/HH - 22 Chippingdell Witham Essex CM8 2JX	Part single, part two storey rear extension	Application Permitted	Raised no objection	
23/00497/HH - 12 Turstan Road Witham Essex CM8 1PB	Single storey front and rear extension and recladding of external elevations	Application Permitted	Recommended refusal due to the proposed render and roof tiles not being in keeping with the existing street scene contrary to LPP36b. Members were however satisfied with the rest of the proposal.	
23/00762/HH - 9 Highfields Road Witham Essex CM8 1HA	Single storey front and side extensions	Application Permitted	Raised no objection	
23/00397/HH - 59 Collingwood Road Witham Essex CM8 2EE	New dropped kerb and creation of vehicular hardstanding	Application Permitted	Raised no objection subject to the Listed Buildings Officer being satisfied with the proposal	

<p>22/03121/VAR - Land Adjacent To Lodge Farm Hatfield Road Witham Essex</p>	<p>Variation of Condition 2 (Approved Plans) of approved application 18/01325/FUL granted 18.10.18 for: Infrastructure application for the provision of primary road network with associated footpaths, cycleways, necessary drainage infrastructure and emergency access for school and school drop off zone within Phase 2 of the Lodge Farm development. Variation would allow for: - Amendment to Phase 2 infrastructure to demonstrate agreed new highway layout. - Regularisation of implemented</p>	<p>Application Permitted</p>	<p>Recommended refusal on the grounds that a lack of school drop off zone would result in increased congestion and risk to pedestrians, which is already evident in other Witham school zones, and the proposal being in contravention of LPP52K. Members would like to express disappointment that Essex County Council has taken the short-sighted stance not to recognise that some parents today need to take their children to school by car.</p>
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**Officer Report: Cut Throat Lane Speeding**

**Issue:**

There have been a number of complaints about speeding in Cut Throat Lane.

At Minute 46 of the Planning Meeting held 4<sup>th</sup> July 2022 it was agreed to make a request to the Local Highways Panel for a speed survey, that Essex County Council be contacted regarding the designation of Cut Throat Lane and the Allotment Association be asked to remind their members of the need to drive slowly on this lane which is used by pedestrians.

Accordingly a LHP request was made via Essex County Councillor Playle for a speed survey and if speeds suggest physical measures be put in place, and a request made of ECC regarding the designation. Allotment holders are regularly reminded of the speed limit.

I have asked Councillor Playle what has happened to the request and he tells me that the speed survey is awaiting funding.

Special Sergeant Jesse has also been involved in this issue.

**Advice:**

**This is primarily a County Council issue. The Town Council has tried its best to remind allotments holders of their responsibility to drive slowly on this road and will continue to do so. Would suggest that the resident be advised to contact his Essex County Councillor for assistance.**

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ITEM NO: 11

**Officer Report: Hatfield Road Speeding Concerns**

**Issue:**

This matter was discussed at the Planning and Transport Committee Meeting at Minute 310 on 2<sup>nd</sup> May 2023 when it was agreed that it should be further discussed at the next Meeting. Unfortunately the first Meeting of the new administration was rather busy so this item had to be held over.

Councillor Heath as Ward Member for South, both Town and District Councils, made a site visit with Mr Green on 5<sup>th</sup> June 2023 and agreed that the western footpath on Hatfield Road from the Redrow estate to opposite Maltings Lane was badly overgrown and a top layer of tarmac was required so that wheelchair users and those with prams could use safely. Unfortunately Mr Tompsett was unable to be present. Councillor Heath has undertaken to contact Essex County Councillor Louis (Witham Southern) to get this resolved.

**Advice:**

**To receive and note the report and to await a further update in due course.**

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**Extract from the Local Highways Panel Meeting held 19<sup>th</sup> April 2023.**

5. Funded Schemes

In discussing this Item, it was reported that the following six schemes, including the funding allocated to them, would be carried over for completion in 2023/24.

LBRA193005 – (Walking) Design for zebra crossing, Rickstones Road, Witham Estimated Cost:- £6,500

LBRA152140 – (Walking) Design for upgrade of existing pedestrian refuge to a signalised crossing B1389 Hatfield Road, Witham Estimated Cost:- £32,500

6. Schemes Awaiting Funding

Consideration was given to a ‘Schemes Awaiting Funding’ report, which included details of requests received for funding from the Panel’s budget for the year 2023/24.

LBRA225004 – (Passenger Transport) Design for bus stop improvements, Braintree Road, Witham Estimated Cost:- £6,000

It was also proposed that Members should endorse removal from the list of potential schemes some of those schemes which had been categorised as ‘red’ as they did not meet Essex County Council’s criteria.

That the following schemes be recommended for approval and included in the programme of work for 2023/24:-

LBRA192062 – Improvements to road layout close to mini-roundabout, B1018 Braintree Road, Witham Estimated Cost:- £10,000

LBRA222034 – Replacement, repositioning and illumination of signage, Powers Hall End and Chipping Hill, Witham Estimated Cost:- £6,500

That it be recommended that the following schemes, including the funding allocated to them, be carried over from the Panel’s programme of work for 2022/23 to the programme of work for 2023/24:-

LBRA193005 – (Walking) Design for zebra crossing, Rickstones Road, Witham Estimated Cost:- £6,500

LBRA152140 – (Walking) Design for upgrade of existing pedestrian refuge to a signalised crossing B1389 Hatfield Road, Witham Estimated Cost:- £32,500

That it be recommended that the following schemes, the status of which has been assessed as ‘red’ as they do not meet the criteria, are removed from the list of potential schemes subject to the specific comments denoted:-

LBRA212009 – Traffic management improvements, Blunts Hall Road, Witham Estimated Cost:- Not known

LBRA212018 – 7.5 tonne weight restriction, Maltings Lane, Witham (To be incorporated with LBRA222047) Estimated Cost:- Not known

LBRA222039 – Speed reduction, Maltings Lane, Witham Estimated Cost:- Not known

LBRA222045 – Speed reduction, Holst Avenue, Witham Estimated Cost:- Not known

LBRA222051 – Speed reduction measures, Guithavon Valley/Mill Lane, Witham Estimated Cost:- Not known

LBRA222052 – Speed reduction measures, Forest Road, Witham Estimated Cost:- Not known

LBRA222056 – Speed reduction measures, Avenue Road, Witham Estimated Cost:- Not known

LBRA222060 – Provision of safety barrier, Spa Road. Witham K Louis (HLO) 11 Estimated Cost:- Not known

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Agenda Item 13

**Our ref:** 23/00034/ADVERT  
**Your Ref:**  
**Direct Dial:** 01376 552525 ext.  
**Ask for:** Britney Lees  
**Date:** 02.06.2023



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

Tel: 01376 552525  
Email: [appeals@braintree.gov.uk](mailto:appeals@braintree.gov.uk)

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

Dear Sir/Madam

**ADVERTISEMENT CONSENT APPEAL MADE UNDER SECTION 78 (AS MODIFIED) OF  
THE TOWN AND COUNTRY PLANNING ACT 1990**

**Site Address:** Lidl UK GMBH Ryland Drive Witham Essex CM8 1ZG  
**Description of Development:** Retention of freestanding internally illuminated flagpole sign  
**Planning Application Ref:** 22/02593/ADV  
**Appellant's Name:** Mr Douglas Henderson  
**Planning Inspectorate Ref:** APP/Z1510/H/23/3317012  
**Appeal Start Date:** 2 June 2023

I refer to the above details. An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above advertisement consent application.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate  
Team East 1  
Room 3B  
Temple Quay House  
2 The Square  
Bristol  
BS1 6PN

You could also email them to [EAST1@planninginspectorate.gov.uk](mailto:EAST1@planninginspectorate.gov.uk).

**All representations must be received by 11 July 2023 and sent directly to the Planning Inspectorate.** Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference, APP/Z1510/H/23/3317012.**

Please note that any representations you submit to the Planning Inspectorate will be copied to

the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at [www.braintree.gov.uk/pa](http://www.braintree.gov.uk/pa). Once online, click the **Appeals** button and then search for the reference number at the very top of this letter. If you do not have access to the internet you can visit the Council's office at Causeway House, Braintree or libraries at Halstead or Witham to view the details online. Please note, no paper copies of the application are available to view at the Council's office or libraries.

For further information on the appeals process, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <http://acp.planninginspectorate.gov.uk/>.

Yours faithfully

Britney Lees  
For Planning Development Manager

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