



AGENDA

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

Date: **Monday, 8th July 2019** Time: **6.00 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.C.	Goodman	(Chairman)
		Mrs A.	Kilmartin	(Vice Chairman)
		Mrs S.	Ager	
		K.L.	Atwill	
		P.R.	Barlow	
		J.C.	Bayford	
		S.E.	Hicks	
	Miss C.		Jay	
		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	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting held on (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.
5. **PLANNING APPRLICATION – WITHAM RAILWAY STATION**
Greater Anglia will be attending the Meeting and Members will be asked to revisit the application.
6. **CLERK’S REPORT**
To receive a verbal report from the Clerk on any matters arising from the previous meeting.
7. **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 committee clerk.*
8. **PART 2 APPLICATIONS**
To consider applications in [Part 2](#).
9. **REVISED PLANS**
To consider any revised plans received by Braintree District Council that have previously been commented upon.
10. **DECISIONS**
To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).
11. **LISTING OF RAILINGS AT GIMSONS**
To receive a report ([attached](#)).
12. **BRAINTREE DISTRICT COUNCIL (OFF STREET PARKING PLACES) ORDER 2019**
To note that the District Council is revoking its Off Street Parking Places Order of 2014 in its entirety. The only difference to the Order accounts for the freehold transfer of Hafelda Square Car park to Hatfield Parish Council and to allow Braintree District Council to act on the Parish Council’s behalf in relation to parking regulation and enforcement.



James Sheehy
Town Clerk
GK/2.7.2019

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

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.

19/01037/HH	75 Powers Hall End, Witham, Essex	West	Erection of a single storey rear and side extension and internal alterations including new front pitched roof with rendered finish
19/01082/HH	23 Albert Road, Witham, Essex	North	Single storey rear extension and proposed loft conversion with new rear dormer
19/01107/VAR	Armond Cottage, Armond Road, Witham	West	Application for a variation of Condition 2 of planning permission 14/01176/FUL (Erection of a new 2 bedroom dwelling) - Internal alterations to first floor

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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

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.

19/01038/FUL	6 Cressing Road, Witham, Essex	North	Erection of 1 no. dwelling and construction of parking area for existing dwelling
19/01118/COUPA	Warwick House, 48 Collingwood Road, Witham	Central	Prior approval for the change of use from office use (Class B1(a)) to a dwelling house (Class C3)
19/00163/TPOCON	17 Hollybank, Witham, Essex	Central	Notice of intent to carry out works to tree in a Conservation Area - Fell 1 Walnut
19/01100/LBC	78 Newland Street, Witham, Essex	Central	Internal alterations to floor layout and replacement of internal doors

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Witham Town Council – Planning Application Report

Application No:- 19/01038/FUL
Address:- 6 Cressing Road, Witham, Essex
Ward:- North

Proposal:- Erection of 1 no. dwelling and construction of parking area for existing dwelling

Relevant Site History:-

Representations:- Objection from neighbour raising concerns regarding inter alia parking issues and a letter of support from another neighbour.

Summary:- The proposed contemporary dwelling would be built in the garden of 6 Cressing Road, gaining entrance from Rickstones Road where currently there is a garage. The dwelling would be single story, timber clad with a 'green roof', open plan living/kitchen, bathroom and one bedroom. There will be rainwater harvesting, grey water filtration units, triple glazing and high performance insulation. There will be one parking space with room to manoeuvre so there will be no need to reverse onto Rickstones Road. Adjacent to the proposed property is a footpath. 6 Cressing Road will lose the existing garage so the front garden would be adapted to allow for two vehicles to park.

Recommendation:- This is an interesting application. There is no doubt that properties such as this, in close proximity to facilities, are much needed and would be ideal for an older person or couple. There is a precedent for such developments in people's gardens. Both properties are close to the roundabout but in Cressing Road there is a driveway off the adjacent house, closer to the roundabout. Likewise there is already a garage on the Rickstones Road site and there is no indication that there would be additional traffic movements. The neighbour in Rickstones Road has complained about the disruption during building work but constraints will be put on the builders. It is for Members to decide whether to recommend this application to proceed.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01118/COUPA
Address:- Warwick House, 48 Collingwood Road, Witham
Ward:- Central

Proposal:- Prior approval for the change of use from office use (Class B1(a)) to a dwellinghouse (Class C3)

Relevant Site History:-

Representations:-

Summary:- This is a Prior Approval application. This building had been used for many years (30+) as an office. It is in a predominately residential area. The Change of Use is required because it is proposed to convert this office building into 10 separate flats - 5no 2 bed and 5no 1 bed.

Recommendation:- Recommend No Objection to the Change of Use.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00163/TPOCON
Address:- 17 Hollybank, Witham, Essex
Ward:- Central

Proposal:- Notice of intent to carry out works to tree in a Conservation Area - Fell 1 Walnut

Relevant Site History:-

Representations:-

Summary:- Councillor Atwill has made this application to fell a walnut tree in Hollybank. The District Council's Tree Officer has made a site visit and he supports the felling on the basis that the tree is too close to properties and not suitable for pollarding.

Recommendation:- No objection subject to the Tree Officer's advice but Members might wish to recommend the planting of a replacement tree.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01100/LBC
Address:- 78 Newland Street, Witham, Essex
Ward:- Central

Proposal:- Internal alterations to floor layout and replacement of internal doors

Relevant Site History:-

Representations:-

Summary:- 78 Newland Street is Richards Funeral Directors and is an 18th century Grade II Listed Building . It is proposed to carry out internal alterations to make the area wheelchair accessible and easier for bearing coffins. The Reception area will be retained as existing. The office will move and a non-original doorway will be infilled. The existing WC will be enlarged to be wheelchair accessible. It will be necessary to raise the floor to be level with the main floor height and as a consequence one of the side doors will be blocked off internally. The Chapel, Arranging Room and Waiting Room are to be reconfigured and a new structural door opening is proposed to allow for this arrangement.

Recommendation:- All the proposed work is internal and will make the building more user-friendly. Recommend No Objection subject to the advice of the Historic Buildings Officer.

Policy References:-

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APPLICATION	DESCRIPTION	BDC DECISION	TOWN COUNCIL COMMENTS
19/00736/HH - 86 Church Street Witham Essex CM8 2JH	Single storey rear extension	Application Permitted	No objection
19/00688/OUT - 2 Victoria Cottages Maltings Lane Witham CM8 1DZ	Outline application with all matters reserved for the erection of a pair of semi-detached cottages	Application Withdrawn	Recommended refusal on the grounds of inadequate access, loss of neighbouring amenity and over-development of site.
19/00477/DAC - Former Bramston Sports Centre Bridge Street Witham Essex CM8 1BT	Application for approval of details reserved by condition nos. 8 and 18 of approval 17/01918/FUL	Application Permitted	No objection
19/00774/HH - 26 Juvina Close Witham Essex CM8 1QL	Proposed two storey side extension with rear garden access	Application Permitted	No objection
19/00715/HH - 62 Cressing Road Witham Essex CM8 2NJ	Erection of a single storey rear conservatory	Application Refused	No objection
19/00344/FUL & 19/00345/LBC - Cullen Mill 49 Braintree Road Witham Essex CM8 2DD	Repair/partial rebuild of retaining wall at rear of the property	Application Permitted	No objection
18/01598/LBC - Cullen Mill 49 Braintree Road Witham Essex CM8 2DD	Replacement of aluminium-framed and UPVC windows with timber joinery painted white with slimline double glazing. - Replacement of current entrance doors to the west and central rear with vertical timber doors painted black with simple glazed section. - Replacement of internal doors to each flat with plain timber doors with vertical timbers and frame in oak. - Removal of wires on external faces of building. - Retention of door entry systems.	Application Permitted	No objection
19/00115/FUL - The Victoria PH Powers Hall End Witham Essex CM8 1LT	Change of use of public house (A4) to restaurant (A3)	Application Withdrawn	No objection

18/00011/FUL - The Old Pool Club 49 Braintree Road Witham Essex CM8 2DB	Redevelopment of the site to provide 8 one bedroom flats and 2 two bedroom flats (10 units total) incorporating the remodelling of the existing building to provide a three storey building with associated landscaping, parking & cycle parking	Application Permitted	No objection subject to a condition that the work be started within two years.
19/00109/TPO - Greensward Armiger Way Witham Essex	Notice of intent to carry out works to trees protected by Tree Preservation Order 5/74 - T12 Ash - reduce lateral limb by up to 4m to alleviate end weight, reduce height by 3m to re-balance to alleviate overall weight due to presence of Inonotus and T17 - Sycamore - Bark removal too much for survival of tree, this tree has been vandalised, advised the tree is removed before it becomes too dangerous to climb	Application Permitted	No objection subject to the advice of the District Council's tree officer
19/00769/FUL - 1 Teign Drive Witham Essex CM8 1TW	Change of use from public open space to private residential amenity space for the parking of 2 cars.	Application Refused	Recommend Refusal on the grounds of unsatisfactory access from the highway using a footpath
19/00748/ADV - White Hart Newland Street Witham Essex CM8 2AF	Installation of replacement illuminated and non-illuminated signage and light fittings to the exterior of the building.	Application Permitted	No objection
19/00751/LBC - White Hart Newland Street Witham Essex CM8 2AF	Installation of replacement illuminated and non-illuminated signage and light fittings to the exterior of the building.	Application Permitted	No objection subject to the advice of the Historic Buildings Officer

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Historic England (Designation) Reject at Initial Assessment Report

26 June 2019

Application Name: Gimsons park railings, Witham Town Park**Number:** 1465092**Type:** New**Heritage Category:** Listing**Address:**

County	District	District Type	Parish
Essex	Braintree	District Authority	Witham

Recommendation: Reject**Assessment**

CONTEXT

Historic England has received an application to list Gimson's park railings in Witham's Town Park. The park is situated within a conservation area.

Planning consent has been granted by Braintree District Council to build 78 houses on Gimson's land. As part of the plans, the railings bordering the Town Park will be removed.

HISTORY AND DETAILS

Witham Town Park was gifted to the residents of Witham in 1900 and was officially opened to the public on 20 June 1900. It is not known when the railings surrounding the park were erected but they can be seen in photographs dating from the First World War. The iron railings, which border the land known as Gimson's at the south-west of the park, consist of slender uprights with a horizontal rail along the top.

DISCUSSION

The Principles of Selection for Listed Buildings (DCMS, November 2018) sets out how the Secretary of State determines whether a building or structure is of special interest and merits listing. The Listing Selection Guide for Street Furniture (Historic England, December 2017) explains that the general presumption is to give consideration for protection to all surviving pre-1850 examples. Thereafter, greater selectivity is required based upon rarity, degree of survival, design quality and other considerations such as group value with other listed buildings.

On the basis of the evidence to hand, Gimson's park railings are not recommended for listing for the following principal reasons:

Architectural interest:

* dating to the early C20, the railings are neither an early nor rare example of this type of street furniture;

* the railings have a standard construction and a simple form that does not demonstrate the level of design interest or notable detailing required for listing.

Historic England (Designation) Reject at Initial Assessment Report

26 June 2019

CONCLUSION

Whilst Gimson's park railings may be considered to be of local interest, they do not have special architectural and historic interest from a national perspective and should not be added to the statutory List.

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