



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

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 7th August 2023**

Place: **Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE**

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	
J.M.	Coleman	
L.	Headley	
T.	Hewitt	
R.	Ramage	
A.	Sloma	
E.	Williams	Arrived at 6:35pm

Also in attendance: Cllr

S.	Ager	
G.	Kennedy	(Planning Officer)
S.	Shannon	(PA to the Council)

66. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor J. Martin.

RESOLVED That the apologies be received and approved.

67. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held be 24th July 2023 be confirmed as a true record and signed by the Chairman.

68. INTERESTS

No interests were declared.

69. QUESTIONS AND STATEMENTS FROM THE PUBLIC

Councillor Ager spoke in regards to Minute 76, Proposed Braintree Council Order 2023. She explained that the proposal to remove the option of paying with cash in the Braintree owned car parks was unacceptable and not user friendly. Many local residents either did not have a card or preferred not to use it or struggled with technology.

70. PLANNING OFFICER'S REPORT

The Planning Officer explained that Wetherspoons had applied for a continuation of a pavement licence outside Battersford Court. There would be three tables with six chairs in total leaving a minimum of 2.7m from the barrier to the kerb.

RESOLVED That no objection be made against the application for a pavement licence outside Battersford Court.

71. PART 1 APPLICATIONS

23/01641/HH

42 Braintree Road, Witham, Essex

Replacement front porch and single-storey side and rear extension.

NO OBJECTION

72. PART 2 APPLICATIONS

Councillor E. Williams arrived at the meeting.

23/01656/HH

17 Joslin Avenue, Witham, Essex

Erection of single storey rear/side extension.

The Planning Officer informed Members that LPP36a states that there should be no over-development of the plot when taking into account the footprint of the existing dwelling and the relationship to plot boundaries. The minimal size for a garden should be 100 m² but the proposed extension would take the garden size down to 77 m².

RECOMMEND REFUSAL On the grounds of overdevelopment of site contrary to LPP36a and that the garden size is below that required by the Essex Design Guide.

23/01709/HH

74 Maldon Road, Witham, Essex

Proposed triple garage to rear of site; proposed change of levels to front of site to accommodate a hardstanding for car parking

The Planning Officer raised concern about the proposal for the front garden, as whilst there was an eclectic mix of properties along Maldon Road and numerous with drives, from Street View there did not appear to be a similar design for parking. Maldon Road is busy and to reverse in or out could cause a

traffic hazard particularly as the neighbours' wall and hedge could obscure the view of a motorist reversing from the site.

RECOMMEND REFUSAL of the hardstanding at the front of the property because of a detrimental impact on the street scene contrary to LPP36e and potential traffic hazard. However, the Town Council would not object to the proposed triple garage to the rear of the site.

23/01720/LBC

19 Home Bridge Court, Hatfield Road, Witham

Proposed replacement of 7no. windows and an entrance door.

NO OBJECTION subject to the advice of the Listed Buildings Officer.

23/01555/FUL

Phase 4 Land North East Of, Rectory Lane, Rivenhall

Enabling infrastructure for the NE Witham Phase 4 development (approved under 20/02060/OUT), including: a priority junction and revised site access off Rickstones Road; section of spine road restricted to bus, taxi and motorcycle use only; sustainable drainage system; landscaping; and, all associated development

Members raised major concerns over the proposed design for the junction with Rickstones Road and problems with access and egress onto such a narrow road.

NO OBJECTION subject to concerns being raised with regard the junction with Rickstones Road and problems with access and egress.

23/01899/TPO

5 Witham Lodge, Witham, Essex

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 24/83

The Tree Warden had advised that he would have no objection to the felling of the horse chestnut at the rear of the dwelling subject to a suitable replacement tree being planted. On inspection of the sycamore, he could not see any sign of a problem and thought the ivy on the tree was modest. He therefore recommended refusal of the felling of the sycamore tree as the proposed work is unnecessary and would damage the environment.

RECOMMEND REFUSAL of the felling of the sycamore on the grounds that there appeared to be no sign of disease, which in any event could be pollarded if necessary, the tree was protected by a TPO and the loss would affect the street scene and climate change. There would be no objection to the felling of the horse chestnut subject to a replacement tree being planted and the advice of the District Council's Landscape Officer.

73. REVISED PLANS

23/00995/FUL

Land Rear Of 95 Newland Street

Erection of 6no. 1-bedroom flats in a two-storey building, with associated parking (8no. parking spaces), amenity areas, and landscaping.

Members noted that the proposed building included a flat roof and considered that this might not be appropriate in a Conservation Area however on balance it was agreed to recommend no objection as flats are much needed in the town centre.

NO OBJECTION

23/00781/REM

Land north of Woodend Farm

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, layout and scale) for the central open space (Main Central Park Area), pursuant to outline application 19/01896/OUT approved on 21.07.2022 for up to 400 residential dwellings and day nursery with all associated access, servicing, parking, drainage infrastructure, landscaping, open space and utilities infrastructure

NO OBJECTION On the condition that any trees on site are actively nurtured for ten years and any failing trees are replaced.

74. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

75. EAST ANGLIA PROPERTY FLOOD RESILIENCE PROJECT

An update was received on the Environment Agency's Property Flood Resilience Project.

RESOLVED That the information be received and noted.

76. PROPOSED BRAINTREE DISTRICT COUNCIL (OFF-STREET PARKING PLACES) ORDER 2023

A letter was received from Braintree District Council.

Members were most concerned about the proposed changes to parking arrangements which they considered to be unacceptable as they disadvantage those less able in our community. It was also pointed out that those suffering domestic abuse could have their whereabouts tracked.

Members also noted that whilst the District Council plan to move to a cashless only system of paying at car parks there was no mention whether this would be by debit/credit cards or by an App on a mobile phone which would disadvantage those without a smart phone or those less able to cope with technology.

Members understood the convenience and cost cutting of the exercise but with the cost-of-living crisis believed this would stretch the finances of the vulnerable further.

RESOLVED That a strong letter objecting to the proposals be sent to Braintree District Council.

There being no further business the Chairman closed the Meeting at 7:29p.m

Councillor P. Barlow
Chairman

GK/SS/9.8.2023