



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

## AGENDA

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

Date: **Monday, 27th January 2020**

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:

	J.C.	Goodman	(Chairman)
Mrs	A.	Kilmartin	(Vice Chairman)
Mrs	S.	Ager	
	P.R.	Barlow	
	S.E.	Hicks	
Miss	C.	Jay	
	M.C.M.	Lager	
Mrs	S.C.	Lager	
	C.S.	Livermore	
	P.M.	Ryland	

**1. APOLOGIES**

To receive apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting of the Planning Applications & Transport Sub-Committee held 13th January 2020 (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. CLERK'S REPORT**

To receive a verbal report from the Clerk on any matters arising from previous Meeting.

**6. PART 1 APPLICATIONS**

(a) 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 Planning Officer. ([Attached](#))*

(b) To note that application 20/00011/TPO for works to three lime trees at the Town Hall has been received and no comment will be made.

**7. PART 2 APPLICATIONS**

To consider applications in Part 2. ([Attached](#))

**8. REVISED PLANS**

To consider any revised plans received by Braintree District Council that have previously been commented upon. ([Attached](#))

**9. DECISIONS**

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

**10. TREE PRESERVATION ORDER – LAND OPPOSITE 98 – 102 HUMBER ROAD, WITHAM**

To note that an order has been made for a tree on the above land to be subject to a Tree Preservation Order.



James Sheehy  
Town Clerk  
GK/21.1.2020

**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](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.

20/00003/HH	63 Haygreen Road, Witham, Essex	South	Single-storey side extension
19/02043/FUL	Unit C3, Briarsford Industrial Estate, Witham	Central	Installation of an internal mezzanine floor and installation of related plant to the external rear of the building
20/00019/FUL	32 & 33 Magnolia Close, Witham, Essex	North	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area
20/00020/FUL	29 & 30 Sycamore Close, Witham, Essex	North	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area
20/00021/FUL	1 & 2 Redwood Close, Witham, Essex	North	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area
20/00023/FUL	15 & 16 Poplar Close, Witham, Essex	North	Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area

<b>20/00024/FUL</b>	<b>37 &amp; 38 Poplar Close, Witham, Essex</b>	<b>North</b>	<b>Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area</b>
<b>20/00018/FUL</b>	<b>31 &amp; 32 Lime Close, Witham, Essex</b>	<b>North</b>	<b>Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area</b>
<b>20/00022/FUL</b>	<b>27 &amp; 28 Redwood Close, Witham, Essex</b>	<b>North</b>	<b>Installation of replacement louvre panels at first floor to rear elevation, and replacement gates, panelling, railings and handrails to central communal area</b>
<b>20/00029/FUL</b>	<b>11A - 19B Cypress Road, Witham, Essex</b>	<b>North</b>	<b>Replacement of external timber balcony railings with metal railings</b>
<b>20/00028/FUL</b>	<b>3A-9C Cypress Road, Witham, Essex</b>	<b>North</b>	<b>Replacement of external timber balcony railings with metal railings</b>
<b>19/02177/ADV</b>	<b>Roundabout At Tesco, The Grove, Witham</b>	<b>Central</b>	<b>2 No. non-illuminated roundabout sponsorship signs.</b>
<b>19/02184/ADV</b>	<b>Roundabout At Hawkes Road, Hatfield Road, Witham</b>	<b>South</b>	<b>2 No. non-illuminated roundabout sponsorship signs.</b>
<b>19/02182/ADV</b>	<b>Roundabout At Gershwin Boulevard, Maltings Lane, Witham</b>	<b>South</b>	<b>2 No. non-illuminated roundabout sponsorship signs</b>
<b>19/02183/ADV</b>	<b>Morrisons Roundabout, Braintree Road, Witham</b>	<b>North</b>	<b>2 No. non-illuminated roundabout sponsorship signs</b>
<b>20/00025/FUL</b>	<b>22 Holly Walk, Witham, Essex</b>	<b>North</b>	<b>Replacement of external timber balcony railings with metal railings to first floor rear and side elevations and replacement of external timber boarding with white cement boarding to front and side elevations</b>

<b>20/00026/FUL</b>	<b>37 Holly Walk, Witham, Essex</b>	<b>North</b>	<b>Replacement of external timber balcony railings with metal railings to first floor rear and side elevations and replacement of external timber boarding with white cement boarding to front and side elevations</b>
<b>20/00089/NMA</b>	<b>Land Adjacent To Lodge Farm, Hatfield Road, Witham</b>	<b>South</b>	<b>Non-Material Amendment to permission 18/01912/REM granted 26.03.19 for: Application for approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for Phase 2 comprising 61 dwellings and associated landscaping, access and parking, pursuant to the grant of outline planning permission Amendment would allow: Plot 217 to market ownership instead of shared ownership.</b>
<b>19/02214/ADV</b>	<b>Roundabout North Of Mayland House, The Grove, Witham</b>	<b>Central</b>	<b>3 No. non-illuminated roundabout sponsorship signs</b>

## 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)

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20/00001/TPO	110 Honeysuckle Way, Witham, Essex	West	Notice of intent to carry out works to tree protected by Tree Preservation Order 20/19 - T1 Norway Maple reduce by 4 metres in height and 2 metres off the site to shape to prevent future breakout of branches, control size of tree and shading when in full leaf
20/00015/HH	56 Avenue Road, Witham, Essex	Central	Single-storey rear/side extension and rear dormer roof extension
20/00014/VAR	Morrisons Supermarket, Braintree Road, Witham	North	Variation of Condition 2 'Approved Plans' of permission 12/01569/FUL (allowed under appeal PINS reference: APP/Z1510/A/13/2198996) granted 11/02/2014 for: Erection of extensions to existing supermarket with associated works to existing car park. Variation would allow an increase in sales floor space, a refurbished customer cafe and new/refurbished food preparation area. Adjustments to existing car parking layout
20/00002/FUL	The Royal British Legion Memorial Hall, Newland Street, Witham	Central	Single-storey side extension
CC/BTE/101/19	Land adjacent to Rickstones Road, Witham, CM8 2SD	Parish of Rivenhall	A new 75 pupil SEND (Special Educational Needs) school, new access, pumping station, electrical substation and other associated works

## Witham Town Council – Planning Application Report

**Application No:-** 20/00001/TPO

**Address:-** 110 Honeysuckle Way, Witham, Essex

**Ward:-** West

**Proposal:-** Notice of intent to carry out works to tree protected by Tree Preservation Order 20/19 - T1 Norway Maple reduce by 4 metres in height and 2 metres off the site to shape to prevent future breakout of branches, control size of tree and shading when in full

**Relevant Site History:-**

**Representations:-**

**Summary:-** It would appear as though this tree has been allowed to grow without maintenance and as a consequence it has become rather imposing in relation to the adjacent houses.

**Recommendation:-** The Tree Warden has been asked to advise as to whether the proposals are excessive.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 20/00015/HH

**Address:-** 56 Avenue Road, Witham, Essex

**Ward:-** Central

**Proposal:-** Single-storey rear/side extension and rear dormer roof extension

**Relevant Site History:-**

**Representations:-** A neighbour has concerns regarding loss of light and the angle of the roof of the proposed extension

**Summary:-** The proposal is to extend the current kitchen across the width of the garden and to create a loft extension with a Juliet balcony. The position of neighbouring houses is such that there should be no overlooking from the balcony. The extension would be approximately 3metres in width and create a door from the front to allow access through to the garden. The ground floor extension being built up to the boundary could cause a feeling of 'over-bearing' if the neighbour has side windows facing the new extension. There could also be a problem with guttering but that would be a building control issue.

**Recommendation:-** On balance and in view of the neighbour's comments, recommend refusal of the ground floor extension as being detrimental to neighbouring amenity.

**Policy References:-**



## Witham Town Council – Planning Application Report

**Application No:-** 20/00014/VAR

**Address:-** Morrisons Supermarket, Braintree Road, Witham

**Ward:-** North

**Proposal:-** Variation of Condition 2 'Approved Plans' of permission 12/01569/FUL (allowed under appeal PINS reference: APP/Z1510/A/13/2198996) granted 11/02/2014 for: Erection of extensions to existing supermarket with associated works to existing car park. Variation

**Relevant Site History:-**

**Representations:-**

**Summary:-** The applicant seeks a variation to the planning consent given under 12/01569/FUL. Rather than extend the store on two sides, now they wish to extend only on the right side only. The approved extension measures 1,769 sqm gross and now they wish to extend only on the right side only by 951 sqm gross. Just 41 car parking spaces would be lost rather than 51 spaces. The Town Council considered the original application on 17th December 2012 and recommended approval subject to a Section 106 Agreement to allow vehicular access from the mini roundabout to Cut Throat Lane. The existing nine 6m lighting columns will be retained but re-headed and there will be 3 new columns.

**Recommendation:-** Recommend Approval

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 20/00002/FUL

**Address:-** The Royal British Legion Memorial Hall, Newland Street, Witham

**Ward:-** Central

**Proposal:-** Single-storey side extension

**Relevant Site History:-**

**Representations:-**

**Summary:-** This application is being considered as part 2 as it is an iconic building on the edge of a Conservation Area. The proposed extension would be in keeping but no dimensions are given.

**Recommendation:-** Recommend no objection

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** CC/BTE/101/19

**Address:-** Land adjacent to Rickstones Road, Witham, CM8 2SD

**Ward:-** Parish of Rivenhall

**Proposal:-** A new 75 pupil SEND (Special Educational Needs) school, new access, pumping station, electrical substation and other associated works

**Relevant Site History:-**

**Representations:-**

**Summary:-** The Town Council has been asked to comment on this application for a new Special Educational Needs school for 75 pupils aged 4 to 19 year olds with complex autism. It will be located in a small section of the New Rickstones Academy playing field with direct access from Rickstones Road. There will be 115 car parking spaces which includes six accessible parking spaces and three minibus parking bays. Speed surveys have been undertaken along Rickstones Road and visibility is such that apparently vehicles waiting to turn right into the school premises will be visible from approaching vehicles. The development will affect some trees with part of a group needing to be removed but new tree planting will be included in the scheme. There will be an internal courtyard with planting, three secure undercover areas with play equipment, horticultural planting section and hard play area.

**Recommendation:-** Essex does not at present have a special school specifically for children with complex autism. This section of Rickstones Road has a new housing development opposite and the road is becoming increasingly busy but road assessments have apparently been undertaken. Recommend no objection subject to confirmation from Essex Highways that they are satisfied with the traffic safety issues.

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## Witham Town Council – Planning Application Report

**Application No:-** 19/01533/FUL

**Address:-** 95 Newland Street, Witham, Essex

**Ward:-** Central

**Proposal:-** Ground floor alterations and proposed single storey rear extension

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is the application for an undertakers at the former Nat West Bank building. The application was considered on 30th September 2019 and recommended for refusal on the grounds of timber framed windows and doors should be used in the Conservation Area, lack of detail regarding the proposed lighting of the front of the building, no information regarding the hours of operation, that the roof to the mortuary should be gabled, unclear how access will be achieved into the mortuary and lack of advice from the Listed Buildings Officer. The Listed Buildings Officer has now come back and agrees that the shopfront is inappropriate for the Conservation Area and the replacement door incongruous. The windows and door have now been changed but the materials are still to be powder coated aluminium.

**Recommendation:-** Recommend that the original decision stands to recommend refusal on the same grounds. With the exception of Listed Buildings Officer's advice.

**Policy References:-** ADM 62

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Application & Address	Proposal	BDC Decision	WTC Decision
19/02256/PLD - 6 Edinburgh Close Witham Essex CM8 1JG	Rear dormer roof extension and insertion of 2 roof lights to front elevation	Application Permitted	No objection
19/02041/HH - 6 Crossing Road Witham Essex CM8 2NP	Provision of vehicle access with dropped kerb	Application Permitted	No objection
19/01409/FUL - Powers Hall Academy Spa Road Witham Essex CM8 1NA	Replacement single storey detached classroom building	Application Permitted	No objection
19/00710/FUL - Morrisons Supermarket Braintree Road Witham Essex CM8 2BY	Installation of new condenser units and platforms in the service yard.	Application Permitted	No objection
18/01589/PLD - 105 Hatfield Road Witham Essex CM8 1EF	3 new dormers to northwest, southwest and southeast facing roofs	Application Withdrawn	No objection
19/00308/TPO - 10 Hollybank Witham Essex CM8 1UX	Notice of intent to carry out works to trees protected by Tree Preservation Order 6/76 - Repollard 2 Lime trees by 1 metre and remove the new growth and Trim 2 Yew trees	Part Granted Part Refused	No objection subject to the advice of the District Council's Landscape Officer
19/02080/HH - 58 Highfields Road Witham Essex CM8 2HJ	Erection of a single-storey rear extension, a hip-to-gable side and rear dormer roof extension.	Application Permitted	No objection

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