



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 16th October 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:

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

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 2nd October 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 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.*

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. NOISE ACTION PLAN CONSULTATION – STANSTED AIRPORT

To receive an email relating to the above consultation and to consider making a response ([attached](#) at page 10).

11. RE-CONSULTATION ON APPLICATION 23/00707/FUL – LAND NORTH OF CONRAD ROAD

To receive details relating to the above re-consultation and to consider making a response (consultation response attached at page 11).

SS/9.10.2023

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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
23/02450/HH	31 Juniper Crescent, Witham, Essex	North	Single storey rear extension

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

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APPLICATION_NO	ADDRESS	WARD	PROPOSAL
23/02346/HH	2 The Paddocks, Witham, Essex	Central	Proposed part two storey, part single storey rear extension
23/02468/TPOCON	26 Collingwood Road, Witham, Essex	Central	<p>Notice of intent to carry out works to trees in a Conservation Area -</p> <p>Prunus (Cherry) 1: remove one main limb (limb is dead/dying)</p> <p>Laburnum: reduce by 1m and reshape</p> <p>Euonymus: top by 1m and reshape</p> <p>Hazel 1: reduce by 2-2.5m and reshape (currently shading property and causing noise to neighbour as a result of contact with neighbour's wall)</p> <p>Bay: reduce by 2m and reshape (currently shading property and competing with other trees)</p> <p>Beech: reduce by 2-2.5m, reshape and crown lift by 1.5m</p> <p>Weeping willow: pollard by 4m (advised for tree health as routine maintenance not carried out in recent years)</p> <p>Apple 1: fell to ground level (tree severely storm damaged and dying)</p> <p>Apple 2: take back to main wood and thin by 2.5m</p> <p>Apple 3: reshape main framework by 0.5m</p> <p>Apple 4: reduce by 2m and reshape</p> <p>Blackthorn: fell main stem (main stem is dead/dying)</p> <p>Pear 3: reduce by 0.5m and reshape</p> <p>Peach: reduce by 0.5m and reshape</p> <p>Hazel 2: coppice</p> <p>Prunus (unknown) 1: reduce by 2.5m and reshape (shading out other trees)</p> <p>Prunus (unknown) 3: fell to ground level (to reduce significant overcrowding in that area of the garden and promote health of remaining trees)</p> <p>Prunus (unknown) 4: fell to ground level (to reduce significant overcrowding in that area of the garden and promote health of remaining trees)</p> <p>Prunus (cherry) 3: reduce by 1m</p>

Witham Town Council – Planning Application Report

Application No:- 23/02346/HH

Address:- 2 The Paddocks, Witham, Essex

Ward:- Central

Proposal:- Proposed part two storey, part single storey rear extension

Relevant Site History:- 23/01121/HH refused by Braintree District Council on the grounds that the first floor side elevation which would abut the footpath would be too dominant however the Town Council had no objection.

Representations:-

Summary:- This is a detached house on a corner plot in the Conservation Area. The proposal is to extend across the back of the house to create additional living space. The extension will encroach 4m into the garden. There will be a small first floor extension, the other side to the footpath which will 2.5m by 3.6m wide.

Recommendation:- The garden is sufficiently large to allow for the extension without compromising the Essex Design Guide. Would recommend no objection.

Policy References:- Essex Design Guide

Witham Town Council – Planning Application Report

Application No:- 23/02468/TPOCON

Address:- 26 Collingwood Road, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area -

Prunus (Cherry) 1: remove one main limb (limb is dead/dying)

Laburnum: reduce by 1m and reshape

Euonymus: top by 1m and reshape

Hazel 1: reduce by 2-2.5m and reshape (currently shading property and causing noise to neighbour as a result of contact with neighbour's wall)

Bay: reduce by 2m and reshape (currently shading property and competing with other trees)

Beech: reduce by 2-2.5m, reshape and crown lift by 1.5m

Weeping willow: pollard by 4m (advised for tree health as routine maintenance not carried out in recent years)

Apple 1: fell to ground level (tree severely storm damaged and dying)

Apple 2: take back to main wood and thin by 2.5m

Apple 3: reshape main framework by 0.5m

Apple 4: reduce by 2m and reshape

Blackthorn: fell main stem (main stem is dead/dying)

Pear 3: reduce by 0.5m and reshape

Peach: reduce by 0.5m and reshape

Hazel 2: coppice

Prunus (unknown) 1: reduce by 2.5m and reshape (shading out other trees)

Prunus (unknown) 3: fell to ground level (to reduce significant overcrowding in that area of the garden and promote health of remaining trees)

Prunus (unknown) 4: fell to ground level (to reduce significant overcrowding in that area of the garden and promote health of remaining trees)

Prunus (cherry) 3: reduce by 1m

Recommendation:- The Tree Warden's advice has been sought

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Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
23/01887/HH 9 Home Bridge Court Hatfield Road Witham Essex CM8 1GJ	Change front door to timber door and frame	Application Permitted	No objection
23/01888/LBC 9 Home Bridge Court Hatfield Road Witham Essex CM8 1GJ	Change front door to timber door and frame	Application Permitted	No objection, subject to the Listed Buildings Officer being satisfied with the proposed style and materials.
23/02158/TPOCON 1 Scotfield Mews Witham Essex CM8 1FG	Notice of intent to carry out works to trees in a Conservation Area: 6No Silver birch trees - Fell	Application Permitted	Recommend refusal on the grounds that the trees should not be felled as it is in a Conservation Area, loss of carbon capture, detrimental to street scene and loss of shade and subject to the advice of the District Council's Landscape Officer.
23/02047/TPO 31 Barwell Way Witham Essex CM8 2TY	Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75- 1 Oak (O1) to have crown lifted by removal of x 4 lowest branches.	Application Permitted	No objection subject to the advice of the District Council's Landscape Officer.

<p>23/01621/FUL St Georges Nursing Home 18 - 20 Avenue Road Witham Essex CM8 2DT</p>	<p>Proposed link extension</p>	<p>Application Permitted</p>	<p>No objection.</p>
<p>22/01996/FUL F Byford & Son 90 - 92 Newland Street Witham Essex CM8 1AS</p>	<p>Alteration and conversion of retail shop (Class E(a)) with ancillary offices and store to 2 x E(a) retail units to the ground floor and 1 x 1 bedroom and 4 x 2 bedroom residential flats above. Demolition of existing outbuilding and erection of ancillary refuse and cycle store.</p>	<p>Application Permitted</p>	<p>Recommended refusal on the grounds that development would adversely affect local residents and the adjacent church, due to the impact on residential amenity. Members considered that should the application be permitted then the developer should erect a physical barrier to prevent unauthorised parking and that the condition of the private road be reinstated after building work has been completed. Conditions should also apply regarding construction and that builders' vehicles should not obstruct access to existing residents.</p>
<p>22/01997/LBC F Byford & Son 90 - 92 Newland Street Witham Essex CM8 1AS</p>	<p>Alteration and conversion of retail shop (Class E(a)) with ancillary offices and store to 2 x E(a) retail units to the ground floor and 1 x 1 bedroom and 4 x 2 bedroom residential flats above. Demolition of existing outbuilding and erection of ancillary refuse and cycle store.</p>	<p>Application Permitted</p>	<p>Recommended refusal on the grounds that development would adversely affect local residents and the adjacent church, due to the impact on residential amenity. Members considered that should the application be permitted then the developer should erect a physical barrier to prevent unauthorised parking and that the condition of the private road be reinstated after building work has been completed. Conditions should also apply regarding construction and that builders' vehicles should not obstruct access to existing residents.</p>

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Agenda Item 10

We have had notification that Stansted Airport has extended the deadline for responses to its consultation on its Draft Noise Action Plan (NAP) 2024-28 to the **5th of November**.

Their email says :-

"On 17th July we launched a public consultation on our draft Noise Action Plan for 2024-28. It is important to us that we hear stakeholders' feedback about our draft plan. Whilst we have received a good response to the consultation, we are aware that some stakeholders may need a little longer to prepare and submit their consultation responses and have already provided an extension to 20th September for Parish Councils.

To ensure we are able to hear views from all stakeholders, we are now reopening the consultation period to accept the feedback until 5th November. Our consultation will then close to allow us to review responses and prepare a final Noise Action Plan which will be submitted to the department for environment, food and rural affairs (Defra). This will mean that, in total, our Noise Action Plan Consultation will have allowed stakeholders a period of at least 93 days to provide their feedback.

Thank you for submitting your comments, we want to assure that all comments that we have already received will be taken into account in our feedback analysis and there is no need to resubmit."

The consultation document can be found

via: <https://assets.live.dxp.magnfrastructure.com/f/73114/x/8cd1d817e9/london-stansted-airport-draft-noise-action-plan-2024-2028-1.pdf>. Comments should be sent to community@stanstedairport.com, marking your email 'Noise Action Plan Consultation.

You can see the SAW response to the Airport's consultation

here <https://stanstedairportwatch.com/wp-content/uploads/2023/08/SAW-Response-to-Stansted-Airport-NAP-2024-2028.pdf>

Kind regards,
Sarah.

Stansted Airport Watch Campaign Office
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www.stanstedairportwatch.com

"Our Community – Our Responsibility"

See our latest Campaign Update at <https://stanstedairportwatch.com/news/member-updates/>

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URBAN DESIGN OFFICER RESPONSE



RESIDENTIAL DEVELOPMENT CONRAD ROAD WITHAM

Date: 02/ 10 / 2023

Doc No. 0967-A-SC-501

<u>Rev</u>	<u>Comments</u>	<u>Date</u>
00	Initial Issue	03/10/23

CONTENTS

1	-	INTRODUCTION
2	-	ADDRESSING CONCERNS

I.0 INTRODUCTION

The original application of 8 dwellings was submitted on 14th March 2023 and validated on 4th April 2023.



Original Scheme Layout

Following consultation the Case Officer agreed with concerns raised by the Urban Design Officer (UDO). We received the following comments from the case officer:

“After initial consideration, Officers are of the view that the proposal represents an over-development, cramped in appearance and that the proposed layout relates poorly to the adjacent housing development and the local character. There is also a lack of public realm for new street trees as required by para. 131 of the NPPF.”

The comments are in line with objections raised by the UDO in their consultation response. After receiving these comments we have fully revised the scheme in response to each concern raised.

In response to the objections we feel it justified to therefore submit this document alongside revised changes to the house types and site design which we feel respond fully, and in full agreement with the concerns from the case officer and UDO. The statement from the UDO has been broken down and each area of concern is addressed in turn throughout this document.

2.0 ADDRESSING CONCERNS

UDO CONCERN 1

“This layout does not respond positively to the adjoining development. Now that the adjoining site is consented and under construction, the capacity of this application site is greatly reduced.

Backing onto the street of the adjoining scheme is poor design. The proposed rear gardens would require a brick wall to the areas exposed to any publicly accessible realm, as all site in BDC achieve. Here it would be to the detriment of the trees and outlook of consented dwellings.”

The number of proposed dwellings has reduced allowing a much better relationship between this site and the adjoining development. The rear boundary to the gardens of plots 1-3 has been moved well away from the edge of the site. The boundaries will be clear of the tree canopy and root protection zones. This will allow the existing mature trees to continue to form a barrier between the adjoining development and the new site. The new scheme has an open vista to the adjoining site to the north. If possible by agreement with the owners of the adjoining site, this can be connected with a pathway to Saturn Way. If a pathway is not possible the boundary can still be left as open grassland with some connectivity as well as views between sites.



New Scheme Layout



Connectivity between sites

UDO CONCERN 2

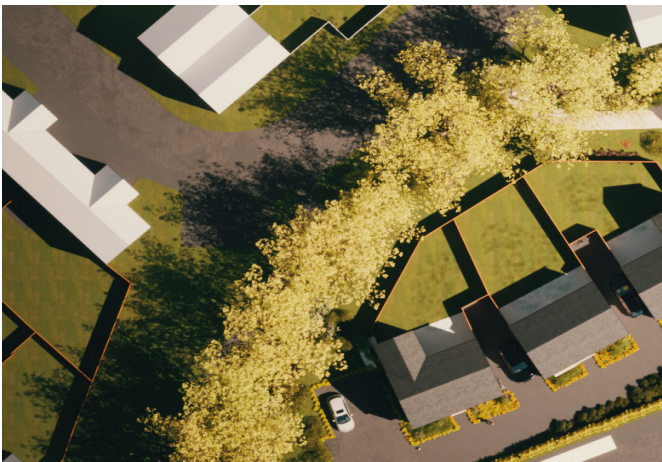
“The site is overdeveloped and crammed in appearance. Plot 1 has an outlook from the kitchen and bedroom above on to the blank two storey wall of plot 2, at a mere 4 metres distant. There would appear to be no contextual justifications for all the dwellings being detached.”

Removing 2 dwellings from the proposal has given the site a much more spacious appearance. There are now no overlooking issues. Each plot is well positioned and benefit from un overlooked gardens as well as privacy at the front.

UDO CONCERN 3

“Trees worthy of a public realm and the protection that offers would be far more prejudiced by their inclusion here which shades over private gardens. I would suggest that plot 2 has compromised amenity due to the tree cover combined with the orientation.”

No tree canopies will be in private gardens. A green wedge will be maintained between sites. The existing mature trees and hedges will be allowed to flourish and will not be affected by the new development.



Existing row of trees on boundary between sites



New Planting within site

UDO CONCERN 4

“The lack of public realm for new street trees within the proposal is poor design that fails to meet the aspirations of paragraph 131. I would further suggest that the poor quality spaces provided as front gardens are further evidence of over development.”

The more spacious layout of the site allows for more landscaping including street trees. The setting within the existing mature trees and hedging will be enhanced with new planting including additional street trees as required by para. 131 of the NPPF.

UDO CONCERN 5

“Badly designed car parking dominates the public realm within the arrangement. The spaces provided between houses all result in parts of cars protruding into the public realm. This is poor design and further evident of cramming. The townscape has been poorly considered where elevations create only poor architectural interest in key townscape locations.”

Car parking has been revised following the comment above. Cars will mostly be positioned between dwellings but they will no longer protrude beyond the front elevations. The tandem spaces are deep enough for 2 cars to be parked out of site. The visitor spaces will be visible, but this will be mitigated but being surrounded with new planting.

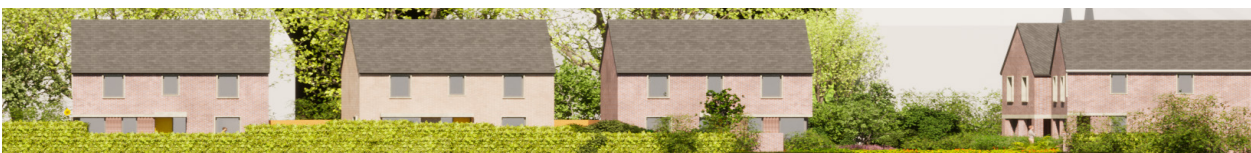


Parking will not protrude beyond the face of the

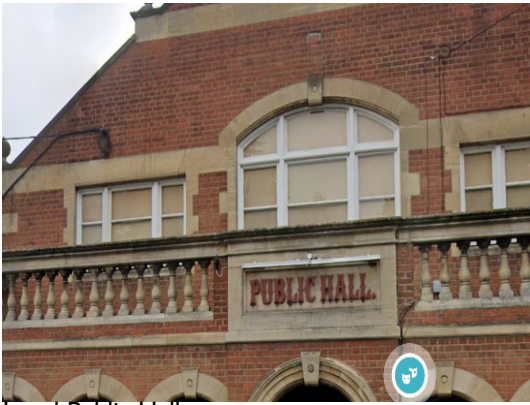
UDO CONCERN 6

“Generally, the elevations are poor pastiche of the finer, more composed elevations of the consented scheme to the north of this site. The textured brick detailing is applied in an arbitrary manner without visual integration to the overall composition. This leaves large expanses of bland brickwork to dominate significant and prominent elevations.”

Elevations have been revised along with the new house types proposed. Elevations are now more composed in appearance following a study of historic local buildings. Elements of local listed buildings have been used but with a modern take. A stronger feature brick pattern has been used throughout the site to give a more uniform appearance than the previous proposal. Plot 6 contains additional windows to its side elevation facing Conrad Road to avoid this being a blank elevation.



Street Scene Along Conrad Road



Local Public Hall



Stone banding detail



Bay windows along Chipping Hill



Plot 2 bay window



Feature window reveals Chipping Hill & High Street



Plot 1



Typical local detached dwellings



Plot 3

UDO CONCERN 7

“The design which features an unattractive integral garage is particularly poor given that it is particularly prominent.”

The house type with an integral garage has been omitted.

UDO CONCERN 8

“As a way forward I would suggest that this site may provide space for 4 dwellings following down the building line set from the development to the north on the eastern end of the site. One dwelling may face Conrad Road and the others face west. A well designed car parking area can occupy some of the space to the west.”

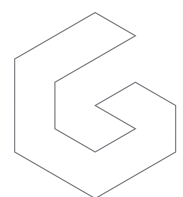
We looked in to a 4 unit scheme as suggested but felt the units would be crammed into the corner and a lot of space would be unused. The car parking would be very dominant on the site. We felt the site could accommodate a 6 unit scheme as now proposed. The density is now still below that of the new site to the north. The location of the site within the urban settlement does lend itself to a denser layout.

CONCLUSION

All of the above measures have been designed to enhance and improve the scheme and its setting adjacent to the adjoining development. The surrounding trees, hedges and bushes will be retained, protected and enhanced along with new planting and landscaping. The new scheme responds better to the adjoining site with the chance of a pedestrian connection between the two developments. Garden boundaries and buildings are now set far back from the north and west site boundary. With this distance and the mature green wedge the relationship with the adjoining development is greatly improved. Through the adjustments to our design we can now demonstrate that although contemporary in nature our proposal is sympathetic to the local character and history of the area, whilst delivering needed dwellings and jobs to the local economy.

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G R O W
DESIGN STUDIO