



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Tuesday, 10th December 2024** 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.	Martin
J.C.	Coleman	(Vice Chairman)	R.	Playle
E.	Adelaja		R.	Ramage
J.M.	Coleman		E.	Williams
L.	Headley		J.	Robertson

Nikki Smith
Town Clerk

GK/4.12.2024

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 25th November 2024 (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 8).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report.

11. CONSULTATION – CONNECTING ESSEX THROUGH CYCLING

To note the Essex County Council survey at [Connecting Essex through cycling | Safer, Greener, Healthier](#)

12. DEAD TREES ON THE RIVENHALL PARK ESTATE

To receive an email from a resident along with details of the dead trees on the Rivenhall Park Estate and a response from the Senior Planning Officer at Braintree District Council ([attached](#) at page 9).

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
24/02478/HH	14 Scarletts Close, Witham, Essex	South	Proposed replacement of existing garage roof and single storey side and rear extension
24/02485/HH	2 Cromwell Way, Witham, Essex	West	Proposed single storey side extension
24/02516/HH	65 Blunts Hall Road, Witham, Essex	West	Loft conversion incorporating 2 No. front roof lights and 1 No. rear dormer

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.

24/02479/VAR	57 Bridge Street, Witham, Essex	Central	Variation of Condition 2 (Approved Plans) of planning permission 23/01113/VAR granted 20/07/2023 for: Variation of Condition 2 (Approved Plans) of approved application 21/00318/FUL granted 12/12/2022 for: Erection of a single-storey two bedroomed detached dwellinghouse. Variation would allow for: Material changes to gable end, lintel detail, fascias, eaves and soffits, window and door specifications and Landscaping alterations
24/02502/VAR	5 Witham Lodge, Witham, Essex	Hatfield	Variation of Condition 2 (Approved Plans) of planning permission 23/02990/HH granted 23/05/2024: Proposed two storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades. Resurfacing of drive from loose gravel to block paving, including the widening of access. The installation of solar panels to the south-eastern roof slope. Replacement roof & alterations to pool building. Variation would allow the enlargement of the kitchen/living area to meet the accessibility requirements of the occupant.
24/02524/TPOCON	27 Avenue Road, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area:

Witham Town Council – Planning Application Report

Application No:- 24/02479/VAR

Address:- 57 Bridge Street, Witham, Essex

Ward:- Central

Proposal:- Variation of Condition 2 (Approved Plans) of planning permission 23/01113/VAR granted 20/07/2023 for: Variation of Condition 2 (Approved Plans) of approved application 21/00318/FUL granted 12/12/2022 for: Erection of a single-storey two bedroomed detached dwellinghouse. Variation would allow for: Material changes to gable end, lintel detail, fascias, eaves and soffits, window and door specifications and Landscaping alterations

Relevant Site History:-

Representations:-

Summary:- This is the bungalow which was built at the back of existing houses in Bridge Street accessed by a narrow drive which goes directly in front of the main access to the neighbouring house. It was a contentious plan which the Town Council recommended for refusal. The bungalow is just in the Conservation Area and can be seen from the road. The Listed Buildings Officer had a number of concerns at the planning stage as to the appearance of the bungalow. The bungalow has now been built and is occupied.

Recommendation:- You will see from the presentation the blatant disregard of the agreed plans which changes the look of the dwelling from traditional to modern. I would recommend refusal on the grounds that the builder has not complied with the agreed plans.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/02502/VAR

Address:- 5 Witham Lodge, Witham, Essex

Ward:- Hatfield

Proposal:- Variation of Condition 2 (Approved Plans) of planning permission 23/02990/HH granted 23/05/2024: Proposed two storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades. Resurfacing of drive from loose gravel to block paving, including the widening of access. The installation of solar panels to the south-eastern roof slope. Replacement roof & alterations to pool building. Variation would allow the enlargement of the kitchen/living area to meet the accessibility requirements of the occupant.

Relevant Site History:-

Representations:- The original application had an objection comment from the neighbour who said that the pool house roof would impact the light into her sun room and garden.

Summary:- Members might remember this application which will adapt an existing dwelling for a disabled child. Now that the technical design phase is nearing completion some amendments are required to the plan as follows - an increase in size of the ground floor aspect of the rear extension with a simple pitched roof, this is to enable adequate space within the kitchen to facilitate the occupants' access needs; infill a small area of the wall by the pool to necessitate accessible facilities and plant; change hipped roof of the pool building to gable end to permit more open access.

Recommendation:- Would suggest no objection to the variations with the proviso that the the changes do not exasperbate any over-shadowing of the neighbour's garden.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/02524/TPOCON

Address:- 27 Avenue Road, Witham, Essex

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- Sycamore tree - to be reduced back to previous cut. Tree causes shading and excessive leaf shedding. The applicant states that the tree has grown in excess of 6 - 8 feet since it was last pruned and excess leaves are generated.

Recommendation:- The Tree Warden has been asked to comment but the work seems reasonable and would therefore advise no objection subject to the advice of the District Council's Landscape Officer

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
24/02149/HH - 35 Guithavon Street Witham Essex CM8 1BJ	Proposed ground and first floor rear extension	Application Permitted	No objection	
24/01504/FUL - 17 Sauls Bridge Close Witham Essex CM8 1XJ	Change of use from residential dwelling to mixed use of part residential and part childminding.	Application Permitted	No objection	

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Agenda Item 12

Good Morning Councillor Barlow,

I am writing to you today as a concerned resident and a climate activist, on the number of dead trees on my housing estate. I have lived in Witham for the past twenty years and recently (3 years ago) moved into a new house on the Rivenhall Oaks estate, built by the construction company Bellway.

Bellway have an agreement with Braintree District Council, to plant a quantity of trees on the housing Development, if any of the trees die, within a 5 year period, Bellway will have a contractual obligation to replace these free of charge.

To date none of the dead trees have been replaced, although on a number of occasions I have been informed this would happen in the near future.

I have not had any contact from either Bellway or their management company Remus since January 2024, please see details below.

Bellway
Details redacted

Remus
Details redacted

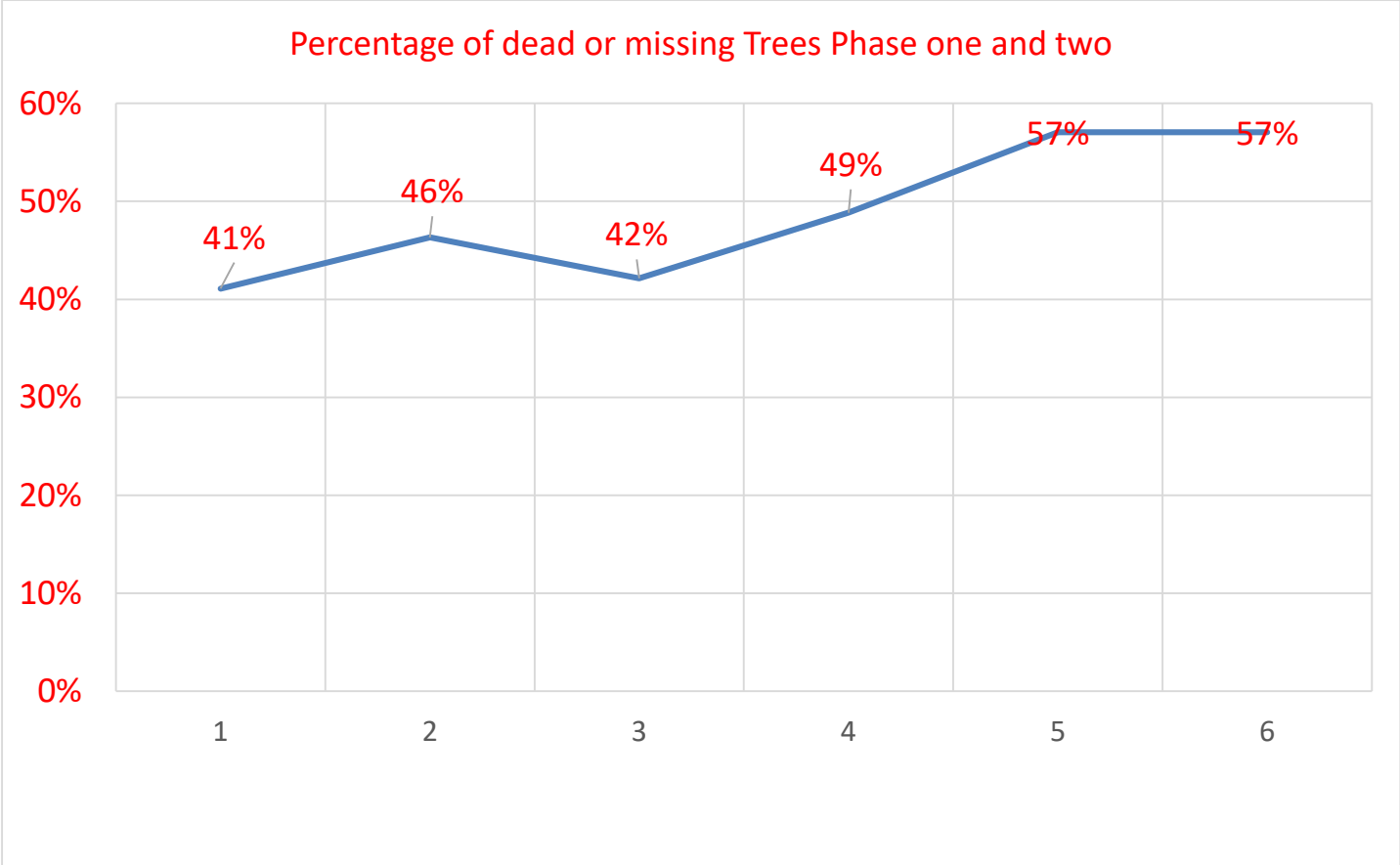
I have no contact details for Braintree District council, staff, they have either left or retired and have been replaced by a body on a short-term contract.

I would email Priti Patel, but she has no interest in climate change issue, over the past three years I contacted her 35 to 40 times on climate related issues and received an answer on only 3 occasions.

Above is an Excel spreadsheet, emailed to Bellway & Remus on every six-month count.

I look forward to hearing from you

Rivenhall oaks																		
	Phase one & two			Phase one & two			Phase one & two			Phase one & two			Phase one		Phase One			
	Total	Oct-24		Apr-24		Oct-23		Apr-23		Oct-22		Apr-22						
		Dead	Okay	Dead	Okay	Dead	Okay	Dead	Okay	Dead	Okay	Dead	Okay	Dead	Okay			
	389	222	167		222	167		190	199		164	225		151	175		134	192
	Apr-22	Oct-22	Apr-23	Oct-23	Apr-24	Oct-24												
	326	326	389	389	389	389												
Number of okay	192	175	225	199	167	167												
Number of Dead or missing Trees	134	151	164	190	222	222												
Percentage of dead trees	41%	46%	42%	49%	57%	57%												
		Bellways count																
	Trees	dead	okay															
Phase 1	326	192	134															
Phase 2	63	30	33															
Totals	389	222	167															



The tree planting at the Rivenhall Park site is a matter that we have raised with Bellway several times before. Most recently this was raised during the summer. Bellway were commissioning a consultant to visit the development and carry out an audit of the trees and draw up a schedule of trees that need to be replanted. I have not had an update on that work recently but will write to them requesting an update.

I would expect that the Town Council and residents will be able to see the replacement planting in the not-too-distant future. I have stressed to Bellway that as well as planting the trees it will be essential that arrangements are put in place to ensure that trees are kept watered through the summer months.

Kind Regards

Neil

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