



Town Hall | 61 Newland Street | Witham | CM8 2FE
01376 520627
witham.gov.uk

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Tuesday, 7th June 2022** 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.	Goodman	(Chairman)
A.	Kilmartin	(Vice Chairman)
K.	Atwill	
P.	Barlow	
S.	Hicks	
C.	Jay	
C.	Lager	
M.	Lager	
T.	Pleasance	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 23rd May 2022 (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.

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](#)).

10. LOCAL HIGHWAYS PANEL

To receive a report ([attached](#)).

Order Note: This matter was held over from the last Meeting.

11. NATIONAL GRID – Norwich to Tilbury

To discuss the Town Council's response to the proposed electricity pylons.

12. PLANNING APPEAL – 20/00808/FUL – 111 – 115 NEWLAND STREET, WITHAM

To receive a notification of Appeal in relation to the above application and to consider making representations in support of the District Council's decision to refuse the application ([attached](#)).



Nikki Smith
Town Clerk
GK/30.5.2022

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.

22/01302/HH	146 Humber Road, Witham, Essex	West	First floor rear extension
22/01326/HH	48 Gershwin Boulevard, Witham, Essex	South	Single-storey rear/side 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

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.

22/01260/TPOCON	48 Avenue Road, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area
22/01295/HH & 22/01296/LBC	15 Guithavon Street, Witham, Essex	Central	Demolition of a single-storey lean-to extension and erection of new single-storey rear extension. Conversion of existing bedroom to bathroom, existing kitchen to bedroom and existing bathroom to kitchen. Installation of an SVP and lifting up of floorboards to install new service runs
22/01300/HH & 22/01301/LBC	Howbridge Hall , Howbridge Road, Witham	South	Demolition of existing loggia and erection of single-storey extension to create link between main dwelling and existing outbuilding. Upgrading and insulation of existing outbuilding along with single-
22/01447/TPO	Wakelin Way, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75

Witham Town Council – Planning Application Report

Application No:- 22/01260/TPOCON

Address:- 48 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:- Prune 3 x limes located at rear of property, by re pollarding back to previous points, at approx 5m height. To re establish/maintain pollarding cycle

Recommendation:- The work seems reasonable but the Tree Warden's advice has been requested.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 22/01295/HH & 22/01296/LBC

Address:- 15 Guithavon Street, Witham, Essex

Ward:- Central

Proposal:- Demolition of a single-storey lean-to extension and erection of new single-storey rear extension. Conversion of existing bedroom to bathroom, existing kitchen to bedroom and existing bathroom to kitchen. Installation of an SVP and lifting up of floorboards to install new service runs

Relevant Site History:-

Representations:- One letter of support from a neighbour

Summary:- This is Grade II listed terraced house built in the mid 1800s. The small lean-to utility room at the back of the property is proposed to be demolished and in its place a single storey extension built across the back of the property. This extension will be in line with an existing extension to the neighbour's property at number 17. At present the basement level has a kitchen at the front and a lounge at the rear. There is apparently limited headroom (1.8m) and it is proposed to change the kitchen into a bedroom and lounge into a bathroom. The ground floor has a lounge to the front, with bathroom to the rear and a small utility room in the lean-to. The new extension will mean that the bathroom can become a new kitchen with a further living space behind which will contain a wc. The back of the extension will have bi-fold doors. On the first floor the back bedroom will become a bathroom. Bricks will match existing.

Recommendation:- The proposed extension will create a better living space, more appropriate for today's needs. There have been no objections from neighbours and would therefore suggest no objection subject to the Listed Building Officer being satisfied with the proposed materials and internal alterations.

Witham Town Council – Planning Application Report

Application No:- 22/01300/HH & 22/01301/LBC

Address:- Howbridge Hall , Howbridge Road, Witham

Ward:- South

Proposal:- Demolition of existing loggia and erection of single-storey extension to create link between main dwelling and existing outbuilding. Upgrading and insulation of existing outbuilding along with single-storey extension to the courtyard

Relevant Site History:-

Representations:-

Summary:- Howbridge Hall is a Grade II Listed Building dating back to 16th century. The existing loggia linking two sections of the building will be demolished and a next section built to create a kitchen and dining room. There will be internal reconfiguration work and renewal of the roof above the morning room. There will be a new conservatory extension to the dovecote courtyard.

Recommendation:- The proposed changes will affect the elevations of the building. Likewise there are a number of internal changes which will affect the fabric of the building. In these circumstances I would suggest that we recommend refusal on the grounds of adverse impact on existing building and of internal features and subject to the advice of the Listed Buildings Officer.

Policy References:- RLP90

Witham Town Council – Planning Application Report

Application No:- 22/01447/TPO

Address:- Wakelin Way, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order 5/75

Relevant Site History:-


Representations:-

Summary:- T1 Lime - reduce height by 4 metres to suitable growth points and balance lateral extension as required, T2 Sycamore - Reduce crown to all aspects by 2 metres to suitable growth points and reduce southwest aspect by 3 metres to balance lateral extension as required, T3 Lime - Reduce height by 6-8 metres to suitable growth points and balance lateral extension as required and Remove/ stabilise all significant deadwood greater than 25mm in all 3 trees

Recommendation:- Following a tree survey extensive work has been proposed to these mature trees. The Tree Warden has been asked to advise.

Policy References:-

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item
22/00765/LBC- 28 Bridge Street Witham Essex CM8 1BT	Re-render front and side elevations	Application Permitted	raised no objection subject to the advice of the Historic Buildings' Officer	
22/00753/TPO- Land In Front Of 2 Whiteways Court Witham Essex CM8 2EP	Notice of intent to carry out works to trees protected by Tree Preservation Order 7/80 - 2 White Poplars are approx 40ft reduce both by 10ft and 8ft off the limbs that are overhanging the road and the neighbours property.	Application Refused	The Tree Warden had made a site visit and whilst recognising that the trees are tall would recommend refusal on the grounds that the work is unnecessary.	
22/00696/TPO- 4 Blunts Hall Drive Witham Essex CM8 1LZ	Notice of intent to carry out works to tree protected by TPO 2a/75 - Prune Holly Hedge located at right boundary Reduce height by up to 1m and trim to tidy - General maintenance	Application Withdrawn	raised no objection subject to the work being undertaken outside of the bird nesting season	

<p>22/00658/TPO- Podsbrook House Guithavon Street Witham Essex</p>	<p>Notice of intent to carry out works to trees protected by Tree Preservation Order 5/83 - T2 Sycamore - Reduce limbs on building side by approximately 1.5 metres to natural pruning points, to prevent them growing into windows T4 Beech - Reduce crown by 1-2 metres on all aspects, removing whole, sublateral branches with a diameter of no more than 100mm. Thin crown by 20% to allow more light into garden and flats T5 London Plane - Reduce overextended limbs on building side by up to 3 metres to natural pruning points, to keep them away from building T6 Hawthorn - Reduce crown by 2 metres to natural pruning points on all aspects to separate from London Plane T7 Birch - Reduce crown by 1 metre throughout, to natural pruning points on all aspects to allow more light into adjacent flats T8 Cherry - Reduce crown by 1 metre throughout, to natural pruning points on all aspects to allow more light into adjacent flats</p>	<p>Part Granted Part Refused</p>	<p>raised no objection subject to the advice of the District Council's Landscape Officer</p>
<p>22/00608/HH- 203 Maltings Lane Witham Essex CM8 1JL</p>	<p>Dropped kerb and vehicle crossover to facilitate off-street parking</p>	<p>Application Permitted</p>	<p>raised no objection</p>
<p>22/00427/LBC- Chipping Hill Bridge Chipping Hill Witham Essex</p> 	<p>Like for like repairs to the brick parapet, stone coping & cutwaters at Chipping Hill Bridge. Replace timber deck, post and rails in Ekki on the Chipping Hill Footbridge.</p>	<p>Application Permitted</p>	<p>raise no objection to the application but Members would wish to see a weight limit applied to the bridge and that those coping stones which have WW1 graffit 10 be removed and preserved by the Town Council</p>

22/00803/HH- 35B Hatfield Road Witham Essex CM8 1EG	Single-storey front extension	Application Permitted	raised no objection
22/00776/HH- 73 Barwell Way Witham Essex CM8 2TY	First floor rear extension and conversion of garage to habitable accommodation	Application Permitted	raised no objection
22/00706/ADV- Colemans Bridge Industrial Estate Colemans Bridge Witham Essex	Display of single illuminated 48-sheet digital advertisement	Application Refused	recommended refusal on the grounds of highways safety as the digital display would distract motorists at this busy light controlled junction. Members of the Town Council would wish to make representations if the application is heard by the District Council's Planning Committee
22/00603/FUL- Ground Floor Office Blue Post House 128 Newland Street Witham Essex CM8 1BA	Change of use to a dog-grooming salon (Sui Generis), including removal of existing stud wall, addition of 2No. stud walls with doorways and painting of front exterior and window frames in matt black.	Application Permitted	raised no objection subject to the opening hours being appropriate and that dark blue paint should be used rather than black to reflect the name of the building
22/00604/LBC- Ground Floor Office Blue Post House 128 Newland Street Witham Essex CM8 1BA	Change of use to a dog-grooming salon (Sui Generis), including removal of existing stud wall, addition of 2No. stud walls with doorways and painting of front exterior and window frames in matt black	Application Permitted	raised no objection subject to the Historic Buildings' Officer being content that the internal walls proposed to be removed do not relate to when the building was an inn, that the paint be dark blue in recognition of the name of the building and the projecting sign being retained

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ITEM NO: 10

Officer Report: Local Highways Panel Request

Issue:

At Minute 286 of the Planning and Transport Committee Meeting on 26th April 2022, Members resolved to make a formal request to the Local Highways Panel (LHP) for a weight restriction to Chipping Hill Bridge.

Following submission of the LHP Request Form to our Essex County Councillors, Derrick Louis explained that if there was a weight restriction on the bridge where would HGVs go?

I explained that the Town Council for a great many years had been regularly asking Essex County Council to agree HGV routes.

In 2014 an ECC request was made by the then Deputy Town Clerk and a number of meetings followed with Alan Lindsay and Councillor Rodney Bass but despite repeated reminders nothing was resolved.

In 2018 another meeting was held with Alan Lindsay in April 2018 followed by a meeting in September with the then Deputy Cabinet member for Transport and Highways.

Councillor Louis has suggested that rather than proceed with the weight restriction at Chipping Hill Bridge that a request be made for a review of HGV routes in the town.

Advice:

To consider withdrawing the LHP request for a weight restriction on Chipping Hill Bridge and to request a review of the HGV routes in the town.

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Agenda Item 12

Our ref: 22/00025/NONDET
Your Ref:
Direct Dial: 01376 552525 ext. 2520
Ask for: Sam Trafford
Date: 27.05.2022



Development Management
Causeway House Braintree
Essex CM7 9HB

Tel: 01376 552525
Email: appeals@braintree.gov.uk

Witham Town Council
Town Clerk's Office
61 Newland Street
Witham
Essex
CM8 2FE

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Site Address: 111 - 115 Newland Street Witham Essex
Description of Development: Residential Development comprising of 4no. Dwellinghouses and 3no. Flats, together with associated works and demolition of Single Storey Outbuilding
Planning Application Ref: 20/00808/FUL
Appellant's Name: Mr Denny
Planning Inspectorate Ref: APP/Z1510/W/22/3293210
Appeal Start Date: 24 May 2022

I refer to the above details. An appeal has been made to the Secretary of State against Braintree District Council's non-determination of the above application/s.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Team East 1
Room 3B
Temple Quay House
2 The Square
Bristol
BS1 6PN

You could also email them to EAST1@planninginspectorate.gov.uk.

All representations must be received by 28 June 2022 and sent directly to the Planning Inspectorate. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference, APP/Z1510/W/22/3293210.**

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

The appeal documents are available for inspection online at www.braintree.gov.uk/pa. Once online, click the **Appeals** button and then search for the reference number at the very top of this letter. If you do not have access to the internet you can visit the Council's office at Causeway House, Braintree or libraries at Halstead or Witham to view the details online. Please note, no paper copies of the application are available to view at the Council's office or libraries.

For further information on the appeals process, you can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeals" booklets free of charge from GOV.UK at <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

When made, the decision will be published online at <http://acp.planninginspectorate.gov.uk/>.

Yours faithfully

Sam Trafford
For Planning Development Manager

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