



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

## AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday 5th December 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	
P.	Heath	
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 21st November 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](#) at page 9).

**10. 20's PLENTY**

To receive an update on the '20's Plenty' campaign.

**11. APPEAL – 20/02060/OUT – PHASE 4 LAND NORTH EAST OF RECTORY LANE, RIVENHALL**

To receive a verbal report concerning the above appeal to be heard on 6th December 2022.

**12. BUDGET**

To consider requesting a budget for the Planning and Transport Committee for 2023 – 2024 ([attached](#) at page 10).

**13. ART WORK – LABURNUM WAY**

To receive and note emails in relation to the above ([attached](#) at page 11).



Nikki Smith  
Town Clerk  
GK/SS/29.11.2022

**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](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.

22/03158/HH	4 Porter Way, Witham, Essex	Hatfield	Single storey rear extension
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## 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)

**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.

22/03135/FUL	Witham Fire Station, Hatfield Road, Witham	Hatfield	Erection of steel framed training rig and 1.2m gates
22/03156/FUL	Land, Blackwater Lane, Witham	Central	Ecological mitigation area (linked to the A12 widening scheme) including the creation of 4 ponds and 257m of ditches and associated landscaping
22/03121/VAR	Land Adjacent To Lodge Farm, Hatfield Road, Witham	South	Variation of Condition 2 (Approved Plans) of approved application 18/01325/FUL granted 18.10.18 for: Infrastructure application for the provision of primary road network with associated footpaths, cycleways, necessary drainage infrastructure and emergency access for school and school drop off zone within Phase 2 of the Lodge Farm development. Variation would allow for: - Amendment to Phase 2 infrastructure to demonstrate agreed new highway layout. - Regularisation of implemented landscaping scheme. - Land Adjacent To Lodge Farm, Hatfield Road, Witham
22/03186/FUL	Olivers Farm, Maldon Road, Witham	South	Extension of existing external storage area.

## Witham Town Council – Planning Application Report

**Application No:-** 22/03135/FUL

**Address:-** Witham Fire Station, Hatfield Road, Witham

**Ward:-** Hatfield

**Proposal:-** Erection of steel framed training rig and 1.2m gates

**Relevant Site History:-** An application for the installation of external 'working at height' training rig to the rear car park, which Witham Town Council raised no objection to and was permitted by Braintree District Council.

**Representations:-**

**Summary:-** It is proposed to install a steel framed Working at Height Training Rig, to the existing external hardstanding Building. This would provide a safe area for Fire Officers to train at height. The proposal includes a Galvanised Palisade fence, this gate would be installed at both ends of the gym and training facility to prevent unauthorised access.

**Recommendation:-** The rig will have little impact on the appearance of the site and cannot be viewed from the main street, so will not negatively impact the street scene. The rig will also be shielded from residents by the existing boundary hedge. The installation of the Palisade Gate is to both protect the rig as well as isolating the rig from any pedestrians that may enter the facility. This would provide an improved and much needed safe training facility for Fire Officers in the area. Therefore the recommendation would be no objection.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 22/03156/FUL

**Address:-** Land, Blackwater Lane, Witham

**Ward:-** Central

**Proposal:-** Ecological mitigation area (linked to the A12 widening scheme) including the creation of 4 ponds and 257m of ditches and associated landscaping

**Relevant Site History:-**

**Representations:-**

**Summary:-** The proposal is to use the field across the river from Whemead as an ecological mitigation area so that reptiles can be removed from the construction area prior to work beginning on the A12 widening. The Biodiversity Net Gain for this land will be increased by the seeding of species rich grassland, creation of four ponds with aquatic and marginal planting and the introduction of log piles. In addition 257m of ditch network would be reinforced to support the existing water vole population, there would be three areas of intermittent areas of trees and shrubs, six bunds would be formed from on-site excavated materials and the area fenced. The ponds would be maximum 1.8m deep and the ditches 2m deep. A small number of excavators and dumpers would be on-site during the duration of the work. All existing trees and hedgerows would be unaffected. During summer months the construction would be 8am to 6pm Monday to Friday, reduced to 5pm if the work is carried out in the winter months. It is expected for the work to take 1.5 months. At the peak there would be 15 cars and vans arriving daily and the delivery of materials would be via a small tractor with up to 6 movements a day. Access would be along Blackwater Lane, along the underpass and over the river. In the event of wet weather temporary matting would be placed along the access road as necessary. Traffic marshalls would be deployed to keep the public safe.

**Recommendation:-** Recommend no objection subject to access to Whetmead being retained and that any mud etc from the site is removed from the underpass and access route.

## Witham Town Council – Planning Application Report

**Application No:-** 22/03121/VAR

**Address:-** Land Adjacent To Lodge Farm, Hatfield Road, Witham

**Ward:-** South

**Proposal:-** Variation of Condition 2 (Approved Plans) of approved application 18/01325/FUL granted 18.10.18 for: Infrastructure application for the provision of primary road network with associated footpaths, cycleways, necessary drainage infrastructure and emergency access for school and school drop off zone within Phase 2 of the Lodge Farm development. Variation would allow for:

- Amendment to Phase 2 infrastructure to demonstrate agreed new highway layout.
- Regularisation of implemented landscaping scheme. - Land Adjacent To Lodge Farm, Hatfield Road, Witham

**Relevant Site History:-** The Town Council had no objection to the original application subject to clarity being sought regarding lighting, maintenance and time limited parking in the school drop off zone.

**Representations:-**

**Summary:-** Since the grant of planning permission, the consented road and infrastructure has been implemented, however the school layby that formed part of the original application has not been implemented in accordance with the approved plans. This is due to a request from ECC Education who raised the concern that the layby will encourage the use of cars. This point had been explained to us at a meeting with Redrow on 9th September 2020. It was therefore considered that the Phase 2 infrastructure application needs to be amended to demonstrate the agreed position with respect to the primary road and infrastructure, which has been implemented. The proposal also seeks to regularise the implemented landscaping scheme, which has also varied.

**Recommendation:-** This application is to regularise the decision not to implement the school parking zone and the variation regarding the landscaping along the side of the road. It is recommended that no objections be raised.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 22/03186/FUL

**Address:-** Olivers Farm, Maldon Road, Witham

**Ward:-** South

**Proposal:-** Extension of existing external storage area.

**Relevant Site History:-** 05/00499/FUL Proposed wood waste burning air heater against external wall of existing building. APPROVED 17/05/2005

21/01271/FUL Erection of single-storey unit to be used for storage (Class B8).

APPROVED 09/02/2022

**Representations:-**

**Summary:-** The proposal is for the extension of the existing external storage area to provide additional space for the storage of timber products. This will be achieved through the provision of permeable hardstanding, and the products will be stacked to a maximum height of 6m. Some conifers within the site require removal to facilitate the proposed development, but the proposal seeks to mitigate their loss through additional boundary planting.

**Recommendation:-** This proposal will facilitate the expansion of a rural business through the provision of an extended external storage area, and will result in an increase in employment. The business currently employs 16 full time members of staff and envisage that the proposal will create another 5 full time jobs. The proposal also meets all of the objectives set out in Policy LPP7. Therefore, the recommendation will be to raise no objection on the grounds that any trees removed will be replaced with more appropriate ones.

**Policy References:-**

[Back to Agenda](#)



Application & Address	Proposal	BDC Decision	WTC Decision
22/02523/HH, 31 Armond Road Witham Essex CM8 2HD	Single-storey side and rear extension	Application Permitted	Recommended refusal contrary to LPP41 on the grounds that this development would have a negative impact on the street scene and character of the property.
22/02546/HH, 48 Gershwin Boulevard Witham Essex CM8 1QY	Single-storey rear/side extension	Application Refused	Raise no objection.

[Back to Agenda](#)

Agenda Item 12

<b>PROPOSED PLANNING &amp; TRANSPORT BUDGET FOR 2023/2024</b>				
	<b>2022/2023</b>		<b>2023/2024</b>	
	<b>Current Budget</b>	<b>Forecast Inc/Exp</b>	<b>Proposed Budget</b>	<b>Difference</b>
<i>No income line</i>	0			
<b>Neighbourhood Plan</b>	5000	5000	5000	0
	<b>Overhead Expenditure</b>		<b>5000</b>	<b>0</b>

[Back to Agenda](#)

Agenda Item 13

Braintree District Council has recently given planning permission to redevelop the shops area at the junction of Laburnum Way and Dorothy Sayers Drive, Witham, (Braintree & Witham Times 27th October 2022).

This area has been in desperate need of redevelopment for many years and I am pleased things might finally start to improve in that area for the local community. However, there is an artwork on a wall on one of the buildings now to be redeveloped which the Witham & Countryside Society considers is well worthy of being saved from destruction by the demolition of the building. I have attached some photographs for your information.

I have done some research but found little about the origin and date of the sculpture. Enquiries to the two Academies (Maltings and New Rickstones) Art Departments to see if they know anything about them has proved only that they had nothing to do with them, but they have advised that the work is reminiscent of American Sculptor Louise Nevelson. A short internet search has shown she is responsible for some similar work but they do not appear close enough to establish anything useful.

As local ward councillors, I wondered if you have any idea when the sculpture was created or even who might have been responsible for its installation. I would also be interested to know if you are as concerned about the potential loss of this piece of community art as we are. If this is the case, have you any ideas concerning how we can save it for future generations of Witham residents, especially in the Forest Road Area?

Witham has too few examples of this type of community art and we feel it is important to save what we have, especially in these times when getting any future community artwork funded seems to be so unlikely.

I have copied in the Town Clerk and Janet Gyford, in case they have a view or could add anything.

John Palombi  
Chairman  
Witham & Countryside Society

Hello everybody

I understand that the latest planning permission for the Rickstones Neighbourhood has a condition, or an arrangement, about the concrete mural at the corner of Dorothy Sayers Drive and Laburnum Way. This states that the mural must be preserved. It might have to be moved but that seems acceptable and could even be an improvement.

At the beginning of the year, I was contacted by Heidi Smith, a Witham resident and an expert in "brutalist" art. She was concerned that the mural might be destroyed.

Since then I have liaised with her, the Twentieth Century Society, and Councillor James Abbott. I've

also looked at planning records and plans in BDC's collection. I couldn't find anything in the records about the mural. But Councillor Abbott noticed that the previous permission was not technically complete, thus opening the door for the new one, that preserves the mural.

I did get part way through making an application for listing but abandoned it for various reasons.

The artists were almost certainly Henry Collins and his wife Joyce Pallot of Colchester. The mural bears the initials HC at the left end. Also, the Little Elms centre (now Rickstones Neighbourhood) was designed by architect Stanley Bragg of Witham and Colchester. He employed the Collins to create some well-known murals on some of his buildings in Colchester. That, combined with the concrete initials, led me to the conclusion that he must have employed the Collins in Witham also. I did enquire of Stanley Bragg's office about whether they had any relevant records, but they don't keep them that far back (early 1960s).

For more info see:

<https://www.janetgyford.com/concrete-mural-at-the-junction-of-dorothy-sayers-drive-and-laburnum-way/>

[https://en.wikipedia.org/wiki/Henry\\_and\\_Joyce\\_Collins](https://en.wikipedia.org/wiki/Henry_and_Joyce_Collins)

Janet Gyford

Thank you, Janet, for that update on the origins of the mural.

Yes its correct that due to a technical problem with the original consent re the s106 agreement, we had to look at the application again at BDC Planning Committee - and that gave the opportunity to secure the future of the mural.

The details of that are not in the committee report as it was agreed with the site owners fairly late on, but I can confirm it is secured in the consent decision with the wording as follows via an additional condition:

29. No development shall commence, including any site clearance or demolition, until a scheme to retain and relocate the concrete mural currently situated on the eastern elevation of the northern building, to a location within the new development has been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in accordance with the approved scheme and the mural shall be displayed prior to the first beneficial use of the building in which it will be situated, or first occupation of the development, whichever is sooner.

Regards

Councillor James Abbott

District Councillor for Silver End and Cressing ward  
Green and Independent Group Leader

[Back to Agenda](#)