



Town Hall | 61 Newland Street | Witham | CM8 2FE
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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday 13th May 2024**

Place: **Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE**

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	
J.M.	Coleman	
T.	Hewitt	
A.	Sloma	
G.	Kennedy	(Planning Officer)
S.	Puckey	(Open Spaces Admin Assistant)

And two members of the public.

279. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors L. Headley, J. Martin and R Ramage and Councillor E. Williams gave apologies after the Meeting.

RESOLVED That the apologies be received and approved.

280. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 29th April 2024 be confirmed as a true record and signed by the Chairman.

281. INTERESTS

Councillor J.C Coleman declared a non-pecuniary interest at Minute 285 - 24/00824/FUL, The Saxon Arms, Gershwin Boulevard Witham, as he owns an electric car. At Minute 288 – Tackling Speed in Witham/20s Plenty, Councillor Hewitt declared a non-pecuniary interest as he lived in Maltings Lane.

282. QUESTIONS AND STATEMENTS FROM THE PUBLIC

One member of the public commented on Minute 285 - 24/00923/HH, 27 Powers Hall End, stating that while they had no objection to the project, they were concerned that the property was behind a Tudor wall dating back to 1590 which was in a state of disrepair and requested that the work be agreed on condition that the wall was maintained.

283. PLANNING OFFICER'S REPORT

The Planning Officer reminded Members of the National Grid Public Consultation event at the Public Hall on Tuesday, 14th May between 11 a.m. and 4 p.m.

She said that she had been unable to write the report regarding proposed housing and the District Council's Local Plan but would do so for the next Meeting in readiness for submission to the Neighbourhood Plan Steering Group.

Last week there had been a meeting with Essex County Councillor Derrick Louis and raised several outstanding points. Notes from the meeting would be taken to the next Meeting.

RESOLVED That the information be received and noted.

284. PART 1 APPLICATIONS

24/00806/FUL

20 Shortridge Court, Witham

Replacement of 5 no. PVCu windows on front and rear elevations

NO OBJECTION

285. PART 2 APPLICATIONS

24/00697/REM

Phase 4, Land North East of Rectory Lane, Rivenhall

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicles access from Evans Way, a bus turning loop on-site; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.0.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development.

Members were informed that this was a reserved matters application and that the application regarding access and egress onto Rickstones Road had been withdrawn.

Members were informed that the housing designs were in keeping with the five designated areas of the development and that the pavilion had been designed to look like barns in the area. They were further advised that additional allotment plots would be provided adjacent to the Wright Grove site. Sports England had opposed the application on the grounds that both pitches should be capable of accommodating adult football in the future; there should be a safe pedestrian crossing over the spine road to the under 13/14 pitch and a clear view of the pitch from the pavilion. Members noted that there were no solar panels on the pavilion nor EV charging points in the car park. Likewise there appeared to be no on-street EV charging in visitor parking bays along the spine road.

Members considered that it would be safer to have a bus loop rather than a bus gate.

NO OBJECTION Subject to the affordable housing having equal provision of EV charging points, as well as providing EV charging points in the visitor parking bays and sports pavilion parking area; and solar panels being provided on the sports pavilion. The Committee would also like it noted that there is a lack of highways and transport infrastructure in Witham to accommodate this new development.

24/00696/REM

Phase 4, Land North East of Rectory Lane, Rivenhall

Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicles access from Evans Way, a vehicular access from Rickstones Road and section of spine road on-site restricted to bus, motorcycle and taxi use only; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.0.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development.

Members were informed that the housing designs were in keeping with the five designated areas of the development and that the pavilion had been designed to look like barns in the area. They were further advised that additional allotment plots would be provided adjacent to the Wright Grove site. Sports England had opposed the application on the grounds that both pitches should be capable of accommodating adult football in the future; there should be a safe pedestrian crossing over the spine road to the under 13/14 pitch and a clear view of the pitch from the pavilion. Members noted that there were no solar panels on the pavilion nor EV charging points in the car park. Likewise there appeared to be no on-street EV charging in visitor parking bays along the spine road.

Members considered that it would be safer to have a bus loop rather than a bus gate.

NO OBJECTION Subject to the affordable housing having equal provision of EV charging points, as well as providing EV charging points in the visitor parking bays and sports pavilion parking area; and solar panels being provided on the sports pavilion but would **RECOMMEND REFUSAL** for the bus gate element. The Committee would also like it noted that there is a lack of highways and transport infrastructure in Witham to accommodate this new development.

24/00824/FUL

The Saxon Arms, Gershwin Boulevard, Witham

Erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical infrastructure

Councillor J.C. Coleman had declared an interest.

Members agreed that this would be positive addition to the area and hoped that the charging points would not be subject to parking restrictions and made available to residents, outside of opening hours.

RECOMMEND APPROVAL

24/00923/HH

27 Powers Hall End, Witham

Demolition of existing stand-alone garage and conservatory, proposed single storey side and two storey rear addition with integral garage

Members were informed that a previous application for a two storey side extension had been refused. The new application now had a single storey extension at the side.

NO OBJECTION Subject to no further damage being made to the Tudor wall and a

recommendation that this be repaired during the work.

286. REVISED PLANS

There were no revised plans to consider.

287. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

288. TACKLING SPEEDING IN WITHAM/20s PLENTY

Members discussed the need to reduce traffic speed on key roads into Witham, in particular between the Aldi roundabout and the old Jack and Jenny which had been part of discussions with Essex County Councillor Derrick Louis.

Cllr Hewitt declared an interest as he lives on Maltings Lane, one of the roads being considered for tackling speed. It was noted that aggressive and dangerous driving was an issue as well as speed on this road.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the Meeting at 7.12 p.m.

Councillor P. Barlow
Chairman

GK/SP/14.5.2024