



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

PLANNING APPLICATIONS AND TRANSPORT COMMITTEE

Date: **Monday, 4th October 2021**

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

Present: Councillors

J.	Goodman	(Chairman)
P.	Barlow	
S.	Hicks	(arrived 6.37 p.m.)
M.	Lager	
C.	Livermore	
S.	Rajeev	(arrived 6.59 p.m.)
H.	Andrews	(Assistant Town Clerk)
G.	Kennedy	(Committee Clerk)

117. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors Atwill due to travel abroad, Kilmartin who had a previous meeting, C. Lager who had family commitments, Jay who was working and Rajeev who would be late.

RESOLVED That the apologies be received and accepted.

118. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning Applications and Transport Committee held 20th September 2021 be confirmed as a true record and signed by the Chairman.

119. INTERESTS

There were no declarations of interest.

120. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the press or public present.

121. PLANNING OFFICER’S REPORT

It was noted that the issue of speed survey results would be raised at the next Local Highways Panel Meeting by Essex County Councillor D. Louis and that the Notes from the A12 Meeting on 23rd September 2021 would be taken to the next Meeting.

RESOLVED That the information be received and noted.

Councillor Hicks arrived at the Meeting at 6.37 p.m.

122. PART 1 APPLICATIONS

21/02744/HH

73, Hatfield Road, Witham
Single storey rear extension

NO OBJECTION

21/02699/HH

24 Blunts Hall Road, Witham
Two storey side extension

NO OBJECTION

21/02776/HH

123 Chelmer Road, Witham
Replacement single storey garage to side

NO OBJECTION

21/02800/FUL

8 & 9 Guithavon Road, Witham
Single storey rear extensions to both properties

NO OBJECTION

21/02532/HH

11 Market Lane, Witham
Rear dormer roof extension and installation of front facing roof lights in connection with conversion of loft.

NO OBJECTION

123. PART 2 APPLICATIONS

21/02824/TPO

Blunts Hall, Blunts Hall Road, Witham
Notice of intent to carry out works to trees protected by Tree Preservation Order 2a/75

The Tree Warden had advised no objection as the District Council’s Landscape Officer had suggested the works to be carried out.

NO OBJECTION as the District Council’s Landscape Officer had advised that the proposed work be carried out.

21/02825/TPOCON

Avenue House, 4 Newland Street, Witham

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

The Tree Warden had made a site visit and advised that as this was routine maintenance no objection should be offered.

NO OBJECTION subject to the advice of the District Council's Landscape Officer.

21/02697/TPO

Communal Area, Whitehall Court, Newland Street, Witham

Notice of Intent to carry out works to trees protected by Tree Preservation Order 26/90

The Tree Warden had made a site visit and recommended no objection.

NO OBJECTION subject to the advice of the District Council's Landscape Officer.

21/02711/TPOCON

Grove House, Newland Street, Witham

Notice of Intent to carry out works to tree in a Conservation Area

The Tree Warden had made a site visit and recommended no objection.

NO OBJECTION subject to the advice of the District Council's Landscape Officer.

21/02834/TPO

Deordar Cottage, Maldon Road, Witham

Notice of Intent to carry out works to tree protected by Tree Preservation Order 30/83

The Tree Warden had made a site visit and recommended no objection.

NO OBJECTION subject to the advice of the District Council's Landscape Officer.

21/02833/HH

14 The Paddocks, Witham

Demolition of existing garage and erection of two storey side and single storey rear extensions

NO OBJECTION

124. REVISED PLANS

19/00014/FUL

Land at junction of Laburnum Way and Dorothy Sayers Drive, Witham

Detailed planning application for the redevelopment of Rickstones Neighbourhood Centre

Members generally welcomed the application but had hoped the plans would incorporate the sports pavilion. It was agreed that Section 106 monies should be used for a combined community and health facility in North Ward along with funding from other developments.

Members remembered that this site had been designated for regeneration twenty years ago and following a long series of discussions the original plans were superseded. There had been opportunities for a community health hub on the site and a detailed Development Brief should have been undertaken.

Councillor Rajeev arrived at the Meeting at 6.59 p.m.

Members agreed that investment was needed on North Ward and it was important that the Town Council was consulted with regard to Section 106 as Neil Jones, District Council Planning Officer, had suggested. The application omitted detail of cleansing of entrance lobbies and bin stores; and maintaining the community garden. There was no mention of superfast broadband connection and no indication that the advice from Fire and Rescue with regard to a sprinkler system would be heeded. It was also noted that there was no lift in the building which would inconvenience those with mobility issues, prams or heavy shopping. Consideration should also be given to heating as gas boilers were being phased out in line with climate change.

NO OBJECTION subject to

- Section 106 monies being used in the area to create a community healthcare hub along with monies from Rickstones Road and Conrad Road developments,
- the Town Council being involved in the Section 106 process,
- the District Council formally updating the development brief,
- community involvement,
- advice from Essex County Highways,
- maintenance of shared areas and garden,
- noise mitigation,
- lighting,
- provision of lift,
- consideration of sprinkler system and fire escapes,
- consideration of heating system in line with climate change
- that consideration be given to include the existing tiled feature wall in the new development.

125. APPLICATION 21/02805/FUL & 21/02806/LBC – TOWN HALL

Members noted that the application for works behind the Town Hall had been received and that it would be inappropriate to comment.

Councillor Barlow expressed his concerns about omissions in the plans for the new extension to the Town Hall. He advised that when the plans had been discussed previously he had continually raised the point that the Period Garden had been a condition of the original planning consent for the Town Hall which reflected the original age of the property. He was disappointed that the Heritage Statement did not mention retention of the oak entrance arch somewhere on site. He suggested an amendment to the plan to retain the archway which was made from a single oak tree using medieval methods along with an explanatory plaque. He thought that the apple and medlar tree should also be retained.

Members considered that as the resolution had been made to submit the application it would not be appropriate to comment on the application. Members of the Town Council could make personal representation to the District Council Planning Authority.

RESOLVED That the information be received and noted.

RESOLVED That the suggestion of an amendment to the planning application to include the retention of the wooden arch on the site be considered at the forthcoming Town Council Meeting.

126. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

127. GERSHWIN PARK

Correspondence was received from Gillings Planning and the following motion was received from Councillor Jay –

Proposal:

Full Support:

Full support and public backing for planned development, **based only on the following two conditions being met;**

- a Drs Surgery is built into the plans
- that it is built before the homes.

Full opposition:

If these two terms cannot be met, the developer needs to be fully aware that Witham Town Council will wholly oppose the development and will publicly fight against the development going ahead.

Members agreed that it would not be appropriate to discuss the proposal as Councillor Jay was not present at the Meeting. Members noted that the NHS had made it clear that there would be no surgery in this area.

It was agreed that the offer to meet with the developers should be accepted before the motion was explored.

RESOLVED That the correspondence be received and a meeting arranged with the developers.¹

¹ This has been arranged for Monday, 1st November at 6 p.m.

RESOLVED That the proposed motion be deferred until after the meeting with the developers.

There being no further business the Chairman closed the Meeting at 7.30 p.m.

Councillor J Goodman
Chairman

GK/5.10.2021