



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

AGENDA

Meeting of: **Planning Applications & Transport Committee**

Date: **Tuesday, 24th March 2020**

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.C.	Goodman	(Chairman)
	Mrs A.	Kilmartin	(Vice Chairman)
	Mrs S.	Ager	
	P.R.	Barlow	
	S.E.	Hicks	
	Miss C.	Jay	
	M.C.M.	Lager	
	Mrs S.C.	Lager	
	C.S.	Livermore	
	P.M.	Ryland	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning Applications & Transport Committee held 9th March 2020 (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.

5. CLERK'S REPORT

To receive a verbal report from the Clerk on any matters arising from previous Meeting.

6. PART 1 APPLICATIONS

To note that there are no applications in Part 1.

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. TREE PRESERVATION ORDER – HOLLY TREES MONTESSORI NURSERY

To note that a provision Order has been placed on the trees at the above location.

EXCLUSION OF THE PRESS AND PUBLIC

TO RESOLVE That under the Public Bodies (Admissions to Meetings) Act 1960, the press and public be excluded from the Meeting for the consideration of the remaining items of business on the grounds they involve the likely disclosure of exempt information falling within Schedule 12A (S4) of the Local Government Act 1972.

11. A12 WIDENING

To receive the Notes from the Meeting with the Highways England held 2nd March 2020 ([attached](#)).



James Sheehy
Town Clerk
GK/17.3.2020

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.

20/00318/HH	2 Armond Road, Witham, Essex	West	Single-storey rear extension with associated works
20/00053/TPOCON	36 The Avenue, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area
20/00301/HH	31 Constantine Road, Witham, Essex	Hatfield	Two-storey rear extension, single-storey side/rear extension with first floor roof terrace, two-storey side extension, front porch canopy and provision of pitched roof to existing garage
20/00059/TPO	13 The Paddocks, Witham, Essex	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order 6/74 - Reduce crown of Horse Chestnut by 1.5 metres and reduce by 1.5 metres
20/00065/TPOCON	Mill House, 1 Powers Hall End, Witham	West	Notice of intent to carry out works to tree in a Conservation Area - Remove Horse Chestnut
20/00427/FUL	2 Freebournes Court, Witham, Essex	Central	Change of use of building from B1(a) offices to D2 gym/self defence and tai chi
20/00054/TPO	1 Janmead, Witham, Essex	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order 44/00

Witham Town Council – Planning Application Report

Application No:- 20/00318/HH

Address:- 2 Armond Road, Witham, Essex

Ward:- West

Proposal:- Single-storey rear extension with associated works

Relevant Site History:-

Representations:-

Summary:- This is an unusual semi detached bungalow which appears to have an existing annex which can only be accessed via the garden. The proposal is for a small in-fill extension to create a new sitting room with the original being turned into a bedroom. To create this extra room a corridor will be formed in the small bedroom and a velux window to allow natural light as the window will be lost. It would also appear from the plans that a 'staircase' to the attic space will be installed.

Recommendation:- The bedroom will be reduced in size to approximately 1.8m x 2.4m and will have only a velux window. The extension itself is approximately 2m x 3m. On balance recommend no objection.

Policy References:- ADM9 & RLP17

Witham Town Council – Planning Application Report

Application No:- 20/00053/TPOCON

Address:- 36 The Avenue, Witham, Essex

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- Reduce Prunus tree by 2.5 - 3m in height, balance sides by 1-2m, Reduce Magnolia by up to 2m, Fell ivy covered Elderberry tree and Remove bough from Cherry tree that is overhanging driveway. All to keep trees to reasonable size, prunus is touching house.

Recommendation:- The Tree Warden has advised that the work seems reasonable and offers no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00301/HH

Address:- 31 Constantine Road, Witham, Essex

Ward:- Hatfield

Proposal:- Two-storey rear extension, single-storey side/rear extension with first floor roof terrace, two-storey side extension, front porch canopy and provision of pitched roof to existing garage

Relevant Site History:-

Representations:-

Summary:- This is a semi detached house on a corner plot. The proposal is to 'in-fill' between the house and garage to create almost a triangular extension to extend the family room and on the first floor to create an en-suite bedroom with a roof terrace. There will be some changes to the front of the house which will 'balance' the building and it is proposed to clad the first floor. There is tree subject to a TPO in the back garden and an assessment has been carried out. The work will not affect the tree roots and the tree will be protected with barriers whilst the work is undertaken.

Recommendation:- The first floor terrace has potential for overlooking but because of its position and the lack of representations by the neighbours this should not be a problem. Constantine Road has a mix of dwellings some clad in wood, others in plastic and because of its position tucked in the corner there should be no impact on street scene. On balance recommend no objection.

Policy References:- ADM9 & RLP17

Witham Town Council – Planning Application Report

Application No:- 20/00059/TPO

Address:- 13 The Paddocks, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 6/74 - Reduce crown of Horse Chestnut by 1.5 metres and reduce by 1.5 metres

Relevant Site History:-

Representations:-

Summary:- No details are yet available on the District Council website but the work seems reasonable. The Tree Warden has been asked to make a site visit.

Recommendation:-

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00065/TPOCON

Address:- Mill House, 1 Powers Hall End, Witham

Ward:- West

Proposal:- Notice of intent to carry out works to tree in a Conservation Area - Remove Horse Chestnut

Relevant Site History:-

Representations:-

Summary:- No details are yet available on the District Council website but there would need to be good reason for a tree to be removed and if so a replacement tree should be planted. The Tree Warden has been asked to advise.

Recommendation:-

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 20/00427/FUL

Address:- 2 Freebournes Court, Witham, Essex

Ward:- Central

Proposal:- Change of use of building from B1(a) offices to D2 gym/self defence and tai chi

Relevant Site History:-

Representations:-

Summary:- This application is for the premises to the left of the underpass. The office building is currently vacant and the applicant wishes to make minor internal changes to create four training studios for Taichi, self defence, yoga etc. The applicant is transferring from another premises and intends the opening hours to be 9 a.m. to 8.30 p.m. Monday to Thursday, 9 a.m. to 5 p.m. Friday and 9 a.m. to 2 p.m. on Saturday. There are four parking spaces allocated to these premises and six visitor spaces. There will be one full time member of staff and four part time members.

Recommendation:- Recommend no objection.

Policy References:- ADM15

Witham Town Council – Planning Application Report

Application No:- 20/00054/TPO

Address:- 1 Janmead, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 44/00

Relevant Site History:-

Representations:-

Summary:- T1 Horse Chestnut - rear of garden - Crown reduce to previous reduction points (ie 1.5m maximum off any one branch) and Crown thin by 10% to reduce load bearing stresses

Recommendation:- The applicant cites that this work is to safeguard the future life of tree and H & S. The Tree Warden has been asked to advise but the work seems reasonable. Recommend no objection subject to the advice of the Tree Warden and the District Council's Landscape Officer's advice.

Policy References:-

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Witham Town Council – Planning Application Report

Revised Plan

Application No:- 19/02289/FUL

Address:- The Venue

Ward:- Central

Proposal:- Revised Plan

Relevant Site History:- There have been a number of applications for these premises the latest was considered on 13th January 2020 and recommended for refusal on the grounds of adverse amenity with impractical waste and cycle storage and lack of sufficient natural daylight for residents overlooking Lockram Lane.

Representations:-

Summary:- The applicant has now proposed that the premises be converted into three better configured flats. Only one flat now looks over Lockram Lane and a larger window is proposed for the bedroom. A high level window is proposed for the bathroom and an additional high level window for the lounge, which has two windows overlooking Newland Street. The bin store is now separate from the cycle storage and each flat has secure storage too.

Recommendation:- The Town Council has a policy to support residential units above commercial premises in the town centre but the very nature of such buildings bring problems. The applicant has tried to overcome the objections in this revised plan. Would now recommend no objection.

Policy References:- ADM21

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Application & Address	Proposal	BDC Decision	WTC Decision
20/00092/FUL - Ginetta House 157 Newland Street Witham Essex CM8 1BE	Retention of UPVC windows and aluminium doors.	Application Refused	Recommend Refusal on the grounds of inappropriate materials in a Conservation Area contrary to ADM63, RLP95 and RLP96
20/00237/HH - 19 Benton Close Witham Essex CM8 1JT	Demolition of porch and erection of single storey side extension	Application Withdrawn	No objection
20/00235/PDEM -Garage 2405 Church Street Witham Essex	Application for Prior Notification of Proposed Demolition - 10 Garages in Church Street, Witham	Permission / Approval Not Required	No objection
20/00015/HH - 56 Avenue Road Witham Essex CM8 2DP	Single-storey rear/side extension and rear dormer roof extension	Application Refused	Recommend refusal as the ground floor extension will be detrimental to the neighbouring amenity

<p>20/00001/TPO - 110 Honeysuckle Way Witham Essex CM8 2YD</p>	<p>Notice of intent to carry out works to tree protected by Tree Preservation Order 20/19 - T1 Norway Maple reduce by 4 metres in height and 2 metres off the site to shape to prevent future breakout of branches, control size of tree and shading when in full leaf.</p>	<p>Application Permitted</p>	<p>No objection subject to the advice of the District Council's Landscape Officer</p>
<p>20/00002/FUL - The Royal British Legion Memorial Hall Newland Street Witham Essex CM8 2AZ</p>	<p>Single-storey side extension</p>	<p>Application Permitted</p>	<p>No objection</p>
<p>19/02043/FUL - Unit C3 Briarsford Industrial Estate Witham Essex CM8 3TU</p>	<p>Installation of an internal mezzanine floor and installation of related plant to the external rear of the building.</p>	<p>Application Permitted</p>	<p>No objection</p>

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