



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

MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 24th June 2024**

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

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	
L.	Headley	
T.	Hewitt	
J.	Martin	
E.	Williams	Arrived 18:05pm
G.	Kennedy	(Planning Officer)
S.	Smith	(PA to the Council)

And one member of the public.

30. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J.M. Coleman and A. Sloma. Councillor R. Ramage was absent.

RESOLVED That the apologies be received and approved.

31. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held 11th June 2024 be confirmed as a true record and signed by the Chairman.

32. INTERESTS

Councillor J.C. Coleman declared a non-pecuniary interest in Minute 37 – Revised Plans, in regards to applications 23/00827/FUL and 23/00874/ADV, as an electric vehicle owner for the avoidance of doubt.

Councillor P. Barlow declared a pecuniary interest in Minute 40 – National Grid Update, as he was a shareholder.

33. QUESTIONS AND STATEMENTS FROM THE PUBLIC

The member of the public present did not wish to comment.

34. PLANNING OFFICER'S REPORT

The Planning Officer reported that a site visit had been undertaken to the south of Witham last week including an inspection of verges and footpath on the west side of Hatfield Road. As a consequence, an email was sent to the Essex County Councillor who had now escalated the issues of enforcement to the Cabinet Member. A resident had also copied in Members to an email as he had disputed that the verge was not owned by residents but the County Council. It was also thought that part of the verge could be owned by the District Council.

She also explained that Officers had met Andy Goodwin from National Highways who had introduced his replacement Tracey Harvey and further information would be available at the next Meeting.

RESOLVED That the report be received and noted.

35. PART 1 APPLICATIONS

24/01137/HH

4 Bones Croft, Witham
Single Storey rear extension

NO OBJECTION

24/01216/HH

11 Chippingdell, Witham
Proposed two storey side extension

NO OBJECTION

36. PART 2 APPLICATIONS

24/01163/TPO

22 Charlotte Way, Witham
Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 06D7, Sycamore, twin stemmed – Fell to Stump

The Planning Officer explained that this application had been made by the District Council's Landscape Officer and as such the question of its removal would not be in doubt, however the Tree Warden had suggested that a replacement tree should be planted.

NO OBJECTION Subject to a replacement tree being planted.

24/01217/REM

Land adjacent to Lodge farm, Hatfield Road, Witham
Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 5 comprising the erection of 110 dwellings, with associated landscaping, public

open space and parking pursuant to outline planning permission 15/00430/OUT for; (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT), as varied by applications 16/02101/VAR and 17/02176/VAR and application 20/01571/VAR)

The Planning Officer detailed the salient points to the application. She said that M4Cat2 designation was for housing that gave reasonable provision for most people and M4Cat3 designation was designed for wheelchair owners giving reasonable provision to live in the dwelling, to use outside space and with parking and communal facilities. She said that in London 10% of new builds were required to be M4Cat3 and Colchester is aiming for 5%.

Members would support actual EV charging points being installed particularly in parking courts and on-street visitor parking. Whilst properties would be orientated to optimise solar gain there were no solar panels. It was noted that windows would be positioned to provide good internal light levels and that high specification glazing would be used. It was noted that only two bungalows were proposed out of 110 dwellings. Members commented that this was a small percentage and with aging population consideration should be given to providing additional bungalows that can be both privately owned with others for rent.

The comment was made that speeding mitigation should be taking into account more with the designs of new estates, as well as options for cheaper housing that was more quickly built.

NO OBJECTION subject to actual EV charging points being installed in parking courts and on visitor parking bays, that solar panels be installed and that consideration be given to providing additional bungalows that can be both privately owned and rented.

24/01263/HH

76 Bryony Close, Witham

Installation of air source heat pump

The Planning Officer explained that the District Council's Environmental Health Officer had stated that too much noise would be generated by the heat pump and further noise attenuation needed to be installed.

RECOMMEND REFUSAL on the grounds of adverse impact on neighbouring amenity as the noise from the heat pump would cause a nuisance.

37. REVISED PLANS

23/00827/FUL

Land opposite The Old Pottery Kiln, Gershwin Boulevard, Witham

Erection of five buildings, 3 retail units (1x Class E (a or b), 2x combined units comprising a restaurant for the sale of hot food for consumption on and off the premises, Class sui generis), a drive thru restaurant, (McDonalds, Class Sui Generis) and a drive thru coffee shop, (Class E), an electric vehicle charging station with associated access, parking and landscaping

Councillor J.C. Coleman had declared an interest.

The Planning Officer explained that revised plans had now been submitted along with a change in parking layout with fewer parking spaces and strengthening of boundaries. Units 2 and 3 had been combined to reflect market demand and would have a restaurant including a takeaway. Retail units would only operate between 6 a.m. to 11 p.m. The car park would be controlled outside trading hours by ANPR cameras.

Members noted that they considered this application in June last year and recommended no objection subject to evidence regarding change of use from warehousing, acknowledging the impact on local residents regarding noise and anti-social behaviour, that McDonalds opening hours remain the same and steps be taken to limit the effect of littering. They also asked that the Town Council be involved in the Section 106 process.

RESOLVED That the original decision to offer no objection subject to the suggested caveats stands.

23/00874/ADV

Land opposite The Old Pottery Kiln, Gershwin Boulevard, Witham

Installation of: 3NO Double 1NO Single - Freestanding internally illuminated digital menu signs 2NO. Banner units 1NO. internally illuminated play land sign 18NO. Dot signs comprising of: 2NO Accessible bays, 2NO Parked order bays, 3NO litter, 2NO No entry, 2NO Pedestrian crossing, 2NO Give way, 3NO Look left and 2NO Look right.

NO OBJECTION

38. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

39. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Officer reminded Members that they had undertaken a site visit to the south of Witham last week and as well as checking the verges and footpath on Hatfield Road, they also identified a suitable site for a Vehicle Activated Sign (VAS). She suggested that in view of the consistent high speeds it might be a suitable location for the Local Highways Panel to fund a VAS perhaps alongside the proposed sign for Rickstones Road. She informed Members that they would be visiting and reviewing other potential sites that may be suitable for vehicle activated signage in due course.

RESOLVED To receive and note the report.

40. THE GREAT GRID UPDATE

Councillor P. Barlow had declared a pecuniary interest and left the Council Chamber.

Councillor J. Coleman assumed the Chair.

Members discussed this item at length, but agreed due to the controversial and possible political nature of this issue that a decision should be made after the general election.

RESOLVED That this item be deferred to the next meeting.

Councillor Hewitt asked that his abstention be recorded.

There being no further business the Chairman closed the Meeting at 7:15p.m.

Councillor P. Barlow
Chairman

GK/SS/25.6.2024