



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

### PLANNING AND TRANSPORT COMMITTEE

Date: **Tuesday, 10<sup>th</sup> December 2024**

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

Present: Councillors

P.	Barlow	(Chairman)
J.C.	Coleman	(Vice Chairman)
J.M.	Coleman	(arrived 6.51pm)
L.	Headley	
J.	Martin	
R.	Playle	
R.	Ramage	
J.	Robertson	
E.	Williams	
G.	Kennedy	(Planning Officer)
L.	Bamigbele	(PA to the Council)

One member of the public was also in attendance.

#### 187. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor J.M. Coleman who would be late.  
Councillor Adelaja was absent.

**RESOLVED** That the apologies be received and approved.

#### 188. **MINUTES**

**RESOLVED** That the Minutes of the Meeting of the Planning and Transport Committee held 25<sup>th</sup> November 2024 be confirmed as a true record and signed by the Chairman.

**189. INTERESTS**

The Planning Officer explained that later in the Meeting Members would be considering a tree application 24/02524/TPOCON made by a resident of Avenue Road but it transpired that the tree was in Councillor Fleet's garden.

Councillor Martin declared a non-pecuniary interest with regards to Minute 193 – application 24/02479/VAR – 57 Bridge Street, Witham as a near neighbour.

Councillor Playle declared a non-pecuniary interest with regards to Minute 196 – Tackling Speeding in Witham/20s Plenty, as he was a member of Essex County Council.

Later in the Meeting Councillor J.C Coleman declared a non-pecuniary interest with regards to Minute 191 – Planning Officer's Report, as he knew the owner of the former Victoria Public House, and would not take part in any discussion.

Later in the Meeting Councillor Ramage declared a non-pecuniary interest with regards to Minute 196 – Tackling Speeding in Witham/20s Plenty, as he was the Vice Chairman of Braintree District Council's Licensing Committee.

**190. QUESTIONS AND STATEMENTS FROM THE PUBLIC**

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

**191. PLANNING OFFICER'S REPORT**

The Planning Officer explained that she had received details of the Appeal regarding the proposed stopping up of highway at the Victoria Public House, Powers Hall End. The Town Council had recommended refusal on the grounds that the boundary wall and fence would be detrimental to the street scene, affect visibility splays and that the land to be enclosed could be highways land. Subsequently it had been agreed to offer a compromise that the wall be set back so that it ran in a line from the old pub sign to the beacon which would improve visibility on the bend and allow motorists to pull in if confronted with an oncoming vehicle but this was refused by the applicant's agent. The Appeal would be heard on 16<sup>th</sup> January 2025 and a written statement was required by 19<sup>th</sup> December 2024.

Councillor J.C. Coleman declared a non-pecuniary interest as he knew the applicant and therefore would not take part in any discussion.

The Planning Officer explained she was currently drafting the statement which the Chairman would need to agree. Members asked for sight of the statement too, which would be circulated.

The Planning Officer explained that any plans received which required a decision before the next Planning Meeting on 7<sup>th</sup> January 2025 would be dealt with under delegated powers in conjunction with the Chairman.

The Planning Officer said that she was in the process of agreeing a date to meet with representatives from the proposed Biomass application for Bairds with a potential date for either Monday, 20<sup>th</sup> January or Monday, 3<sup>rd</sup> February 2025 at 6 p.m. Members agreed that either date would be suitable.

The Planning Officer explained that she had just received an email from Braintree District Council regarding the naming of a short private road off Hatfield Road. Members discussed a possible name at length bearing in mind that Hatfield Mews would be unlikely to be acceptable

to Royal Mail. It was then agreed that Members individually research local hero names to be put forward as a recommendation. The closing date of the consultation was 12<sup>th</sup> January 2025.

**RESOLVED** That the information be received and noted.

**192. PART 1 APPLICATIONS**

**24/02478/HH**

**14 Scarletts Close, Witham**

Proposed replacement of existing garage roof and single storey side and rear extension

**NO OBJECTION**

**24/02485/HH**

**2 Cromwell Way, Witham**

Proposed single storey side extension

**NO OBJECTION**

**24/02516/HH**

**65 Blunts Hall Road, Witham**

Loft conversion incorporating 2 No. front roof lights and 1 No. rear dormer

**NO OBJECTION**

**193. PART 2 APPLICATIONS**

**24/02479/VAR**

**57 Bridge Street, Witham**

Variation of Condition 2 (Approved Plans) of planning permission 23/01113/VAR granted 20/07/2023 for: Variation of Condition 2 (Approved Plans) of approved application 21/00318/FUL granted 12/12/2022 for: Erection of a single-storey two bedroomed detached dwellinghouse. Variation would allow for: Material changes to gable end, lintel detail, fascias, eaves and soffits, window and door specifications and Landscaping alterations

Councillor Martin had declared an interest.

Members were concerned that a precedent would be set if builders were allowed to disregard approved plans and the standard of housing development in Witham could be affected.

**RECOMMEND REFUSAL** on the grounds that the builder disregarded the previously approved plans for a traditional style dwelling in the Conservation Area.

Whilst this application was being discussed Councillor J.M. Coleman arrived at the Meeting.

**24/02502/VAR**

**5 Witham Lodge, Witham**

Variation of Condition 2 (Approved Plans) of planning permission 23/02990/HH granted 23/05/2024: Proposed two storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades. Resurfacing of

drive from loose gravel to block paving, including the widening of access. The installation of solar panels to the south-eastern roof slope. Replacement roof & alterations to pool building. Variation would allow the enlargement of the kitchen/living area to meet the accessibility requirements of the occupant.

**NO OBJECTION** subject to the changes not exacerbating any over-shadowing of the neighbour's garden.

**24/02524/TPOCON**

**27, Avenue Road, Witham**

Notice of intent to carry out works to trees in a Conservation Area: Sycamore tree – to be reduced to previous cut

The Planning Officer explained that she considered the work to be reasonable but when she had sought advice from the Tree Warden, Councillor Fleet, he explained that the tree was in fact in his garden.

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

**194. REVISED PLANS**

There were no revised plans.

**195. DECISIONS**

The decisions on Planning Applications pertaining to Witham were received.

**RESOLVED** That the decisions be received and noted.

**196. TACKLING SPEEDING IN WITHAM/20s PLENTY**

Councillor Playle had declared a non-pecuniary interest.

Members were informed that following a recommendation by Councillor Playle, the Planning Officer had tried to make contact with the Parish Clerk at White Notley regarding their recent purchase of a Vehicle Activated Sign which also provided data. She had also received written confirmation from Essex County Councillor Louis that he would approve the siting of a VAS in Hatfield Road. She said that a letter had just been received from the Police, Fire and Crime Commissioner for Essex which she would take to the next Meeting.

Members commented on the poor driving of the local mini cabs with speeding in Guithavon Road and parking on the approach to pedestrian crossings.

Councillor Ramage declared a non-pecuniary interest as Vice Chairman of the District Council's Licensing Committee.

It was agreed that contact would be made with the District Council's Licensing Committee about the poor driving of local mini cabs.

**RESOLVED** That the information be received and noted.

**197. CONSULTATION – CONNECTING ESSEX THROUGH CYCLING**

Members were asked to note the consultation and were encouraged to take part.

**RESOLVED** That the Members agreed to note the consultation.

**198. DEAD TREES ON THE RIVENHALL PARK ESTATE**

An email was received from a resident about the dead trees on the Rivenhall Park estate along with a response from the Senior Planning Officer at Braintree District Council.

Councillor Playle said that he too had been in contact with Bellway Homes and it was agreed that Members would be kept up to date on developments.

**RESOLVED** That the correspondence be received and information noted.

There being no further business the Chairman closed the Meeting at 7.18 p.m.

Councillor P. Barlow  
Chairman

GK/LB/11.12.2024