



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

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

Date: **Monday, 17th May 2021** 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.	Goodman	(Chairman)
A.	Kilmartin	(Vice Chairman)
K.	Atwill	
P.	Barlow	
S.	Hicks	
C.	Jay	
M.	Lager	
C.	Lager	
C.	Livermore	

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) and to note that decisions taken under the Delegated Decision scheme during Government restrictions during the pandemic have been received at Town Council.

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. PART 1 APPLICATIONS

To approve officer 'no objection' recommendations for applications listed under [Part 1](#) without debate. *Applications may be moved to Part 2 where Members are in disagreement with recommendations by giving 24 hours' notice to the Planning Officer.*

6. PART 2 APPLICATIONS

To consider applications in [Part 2](#).

7. REVISED PLANS

21/00318/FUL - Land Rear Of 59 Bridge Street Witham Essex

21/00031/OUT - Land At Burghey Brook Farm London Road Rivenhall End Rivenhall Essex

8. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#)).

9. RECTORY LANE

To receive a Public Notice of Intent to introduce a prohibition of motor vehicles in a section of Rectory Lane from its junction with Forest Road for approximately 254 metres ([attached](#)).



James Sheehy
Town Clerk

JS/GK/12.05.2021

PART 1
APPLICATIONS WITH OFFICER ‘NO OBJECTION’
RECOMMENDATIONS TO BE CONSIDERED “EN BLOC” WITHOUT
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.

21/01155/HH	8 Powers Hall End, Witham, Essex	West	Single-storey rear extension
21/01069/HH	Rivendell, Chalks Road, Witham	North	First floor rear extension, and alterations to existing dwelling
21/01224/HH	23 St Nicholas Road, Witham, Essex	North	Single-storey side/rear extension
21/01240/FUL	Units 1-5, Waterside Business Park, Eastways	Central	Change of Use from Use Class E (Commercial, Business and Service) and B8 (Storage or distribution), to allow a flexible use under Use Classes E (Commercial, Business and Service), B2 (General industrial) or B8 (Storage or distribution).
21/01260/HH	23 Bluebell Close, Witham, Essex	West	Single-storey rear extension
21/01333/HH	Cedar Gables, Hatfield Road, Witham	Hatfield	Conversion of integral garage to habitable accommodation, rendering to front elevation and relocation of front door

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.

21/01249/TPO	Old Ivy Chimneys, Hatfield Road, Witham	Hatfield	Notice of intent to carry out works to tree protected by Tree Preservation Order 28/83 - T1 Mulberry - Fell and replace
21/01270/FUL	Dancing Dicks, Blunts Hall Road, Witham	West	Proposed domestic equestrian arena, erection of stables building, provision of hardstanding and associated fencing and landscaping
21/01307/HH	31 Armond Road, Witham, Essex	West	Erection of fencing to rear, side and front

Witham Town Council – Planning Application Report

Application No:- 21/01249/TPO

Address:- Old Ivy Chimneys, Hatfield Road, Witham

Ward:- Hatfield

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 28/83 - T1
Mulberry - Fell and replace

Relevant Site History:-

Representations:-

Summary:- The applicant has stated that - The tree is a mature specimen in very poor condition,. The base of the tree has split and the majority of the remnant crown dead. The tree has been pruned heavily in the past but continues to decline. It has been retained as the only tree within an area of public open space for new development but unfortunately now offer little in terms of visual amenity due to its poor condition and limited safe useful life expectancy. From the photos it will be seen that this tree is indeed in poor condition. The advice of the Tree Warden has been sought as to whether the tree could be saved, if not whether a single mature specimen should be planted or several smaller trees. Advice has been sought regarding varieties of tree to be planted.

Recommendation:- The Tree Warden has agreed that the tree should be felled and replaced with three larger trees to create an avenue. He has suggested that a London Plane, Norway Maple and a small leaved Lime be planted in November and watered for at least the first year.

Witham Town Council – Planning Application Report

Application No:- 21/01270/FUL

Address:- Dancing Dicks, Blunts Hall Road, Witham

Ward:- West

Proposal:- Proposed domestic equestrian arena, erection of stables building, provision of hardstanding and associated fencing and landscaping

Relevant Site History:-

Representations:-

Summary:- The proposal is to erect a stable block with a footprint of 165 sqm to contain stabling for up to five horses, tack room, etc. The building will be 11m by 15m, overall height 3.3m and clad in recycled plastic with sliding doors at each end. There will be an adjacent arena 35m by 60m and the spoil from its creation will form a low grassed bund on the western side. An adjacent rented field will be used for grazing and be fenced and gated. There will be no floodlighting and the perimeter fencing will be 1.4m in height.

Recommendation:- Dancing Dicks Farm House is a Grade II Listed building in an agricultural setting with a large agricultural building close by. The equestrian facilities are for the applicant's own horses. Would recommend no objection

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 21/01307/HH

Address:- 31 Armond Road, Witham, Essex

Ward:- West

Proposal:- Erection of fencing to rear, side and front

Relevant Site History:- 20/01805/HH - considered as part of the delegated decision process dated 23.12.2020. Recommended refusal on the grounds of severe adverse impact on street scene.

Representations:-

Summary:- Members will remember the previous application. The dwelling is on a corner plot with a grassed area to the side of the property that they wish to fence off with 1.8m high closed boarded fence. This Committee recommended refusal on the grounds of severe adverse impact on street scene. A neighbour objected on the grounds of sight lines as they would have had difficulty egressing their drive and now the applicant has come back with an amended plan allowing a triangle of land for planting so the neighbour's view is not as restricted.

Recommendation:- Recommend refusal on the grounds of severe adverse impact on street scene.

Policy References:- RLP25

Witham Town Council – Planning Application Report

Application No:- 21/00318/FUL

Address:- Land Rear Of 59 Bridge Street Witham Essex

Ward:- Central

Proposal:- Erection of a single-storey two bedroomed detached dwellinghouse

Relevant Site History:- We considered the original application in March and recommended refusal on the grounds of overmassing of site, insufficient amenity space and poor access, contrary to RLP2. If granted an archaeological survey would be required.

Representations:-

Summary:- Members will remember this application well as we have seen several variations over the last six months or so. The applicant is now applying for one bungalow on a third of the site. The design is traditional in line with the Historic Buildings Consultant's advice. The dwelling will have two bedrooms, 86 sqm amenity space in the back garden, two parking spaces with a turning area.

Recommendation:- It is known that the applicant wishes to have three bungalows on this site. One bungalow might be acceptable on highway grounds bearing in mind the narrow access and a neighbour's front door directly onto this access but being cynical once permission has been granted this will then gradually be increased to the three bungalows.

Policy References:- RLP2

Witham Town Council – Planning Application Report

Application No:- 21/00031/OUT

Address:- Land At Burghey Brook Farm London Road Rivenhall End Rivenhall Essex

Ward:- Central

Proposal:- Outline Planning Permission with all matters reserved, for the erection of B2/B8 Industrial and Distribution units with associated parking, servicing and landscaping

Relevant Site History:- We considered this application in April and raised no objection subject to more screening to the Rivenhall side of the boundary to mask the views of the industrial units, sufficient landscaping on site, all buildings to be environmentally friendly with green measures to mitigate climate change and to ensure no light pollution from site, in accordance with SP5.

Representations:-

Summary:- The applicants have changed the possible layout of the site to show one large building or three smaller ones according to need.

Recommendation:- Recommend that we maintain our decision of no objection subject to more screening, buildings to be environmentally friendly and no light pollution from site.

Policy References:- SP5

ITEM 8

Application & Address	Proposal	BDC Decision	WTC Decision
21/00556/HH - 88 Church Street Witham Essex CM8 2JH	Erection of a two-storey side extension and single-storey rear extension	Application Permitted	Raised no objection
21/00523/TPOCON - 12 Chipping Hill Witham Essex CM8 2DE	Notice of intent to carry out works to trees in a Conservation Area	Application Permitted	Raised no objection subject to the advice of the District Council's Landscape Officer.
21/00519/HH - 6 Augustus Way Witham Essex CM8 1HH	Part two-storey and first floor side extension, and conversion of integral garage to create annexe accommodation.	Application Refused	Raised no objection subject to the house and annex being a single occupancy
21/00501/HH - 8 Southcote Road Witham Essex CM8 2JA	Erection of a replacement single-storey detached garage	Application Permitted	Raised no objection
20/01486/FUL - 95 Newland Street Witham Essex CM8 1YZ	Residential development for 10 town houses	Application Refused	Raised no objection subject to the Planning Authority being satisfied with the refuse collection arrangements and an archaeological survey being undertaken
20/00863/FUL - Grove House Newland Street Witham Essex CM8 2UP	Removal of the existing mechanical equipment on the roof and installation of replacement air handling units.	Application Permitted	Raised no objection subject to the hours of operation being restricted from 6 a.m. to 6 p.m. weekdays only with no working at weekends or bank holidays and another site visit to be carried out by the Environmental Health Officer once the equipment has been installed to ensure that sound levels have reduced
21/00661/HH - 19 Oxlip Road Witham Essex CM8 2XY	Loft conversion with front dormer window roof extensions and rear rooflights	Application Permitted	Raised no objection subject to natural daylight being achieved in the third bedroom by changing the internal layout or installing velux windows.

Public notice

The Essex County Council (Braintree District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.11) Order 20**

The Essex County Council (Rectory Lane, Witham) (Prohibition of Motor Vehicles) Order 20**

Notice is hereby given that the Essex County Council proposes to make the above Orders under Sections 1(1), 2(1) to (4), 3(2), 4(1), 4(2), 32(1), 35(1), 45, 46, 49, 53 and Parts III and IV of Schedule 9 of the Road Traffic Regulation Act 1984.

Effect of the orders:

1. To introduce a Prohibition of Motor Vehicles on Rectory Lane, Witham in the District of Braintree, from its junction with Forest Road, in a northerly direction for approximately 254 metres (access for pedestrians, cyclists and equestrians will be maintained).
2. To introduce 'No Waiting at Any Time' restrictions on the following lengths of road, Witham in the District of Braintree:

Road	Description
Rectory Lane Turning Head	BOTH SIDES: From its junction with Rectory Lane, for its entire length.

This Order will be incorporated into The Essex County Council (Braintree District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) Consolidation Order 2019 by introducing tile number TL820 165 Revision 0.

Further details: All associated documents for the proposed scheme are available on the Essex Highways website: <http://www.essexhighways.org/Transport-and-Roads/Highway-Schemes-and-Developments/Traffic-Regulation-Orders.aspx>

If you need to view a hard copy of these documents please call 07703796401 or 07515999663 to arrange a suitable time to inspect the documents quoting the below reference number. Documents can be made available for inspection 8.30am-5.30pm Mon-Thurs and 8.30am-5pm on Friday at Essex County Council, County Hall E block main reception, Market Road, Chelmsford if so required following the current social distancing restrictions. Alternatively documents can be posted to you upon request.

Objections: Anyone who wishes to object to the proposed scheme should send the grounds for their objection via e-mail to TrafficRegulation.Order@essexhighways.org quoting reference TRAF/7568, by *****.

Dated: 13 May 2021

County Hall,
Chelmsford

Essex County Council
Network Assurance

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