



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 11th November 2024** 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 -

P.	Barlow	(Chairman)	T.	Hewitt
J.C.	Coleman	(Vice Chairman)	J.	Martin
E.	Adelaja		R.	Ramage
J.M.	Coleman		A.	Sloma
L.	Headley		E.	Williams

Nikki Smith
Town Clerk
6.11.2024

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 29th October 2024 (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.

Order Note: A maximum of 30 minutes is designated for public participation time with no individual speaker exceeding three minutes unless otherwise granted an extension by the Chairman under Standing Order 3(F) & 3(G)

5. PLANNING OFFICER'S REPORT

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

6. PART 1 APPLICATIONS

To note that there are no Part 1 applications.

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](#) at page 8).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

Members are asked to visit these links before the Meeting –

<https://www.essexhighways.org/highway-schemes-and-developments/local-highway-panels/lhp-members-guides/vas-members-guide> and
<https://lcrig.org.uk/2023/01/27/a-guide-to-vehicle-activated-speed-signs-vas/>

to read ECC Members' Guide to Vehicle Activated Signs and details of the different types of signs and how they are powered. The PowerPoint presentation will include different designs for Members to choose the most appropriate type.

11. PLANNING AND TRANSPORT COMMITTEE BUDGET 2025/2026

To consider the proposed budget for the Planning and Transport Committee for 2025/2026 ([attached](#) at page 10).

12. BRAINTREE DISTRICT COUNCIL – DESIGN CODE CONSULTATION

To note that a consultation on the Design Code commenced on 4th November 2024 and will run for a six week period.

13. OWNERSHIP OF FOOTPATHS

To seek a resolution to ask South Ward District Councillors to seek clarity as to ownership of footpaths on the Maltings Lane estate.

14. PROPOSED CHANGES TO PARKING IN NEWLAND STREET

To receive a report on the proposed changes to the free one hour parking bays in Newland Street by the North Essex Parking Partnership (attached at page 11).

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.

24/01976/FUL	Land At Bairds Maltings, Station Road, Witham	Central	Installation of a Biomass Energy Centre with Fuel Store and Ancillary Equipment
24/02295/LBC	19 Home Bridge Court , Hatfield Road, Witham	Hatfield	Retention of a recently installed wood burner and flue
24/02316/TPOCON	31 Collingwood Road, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area: 1 no. Common Hawthorn - Fell tree to ground level

Witham Town Council – Planning Application Report

Application No:- 24/01976/FUL

Address:- Land At Bairds Maltings, Station Road, Witham

Ward:- Central

Proposal:- Installation of a Biomass Energy Centre with Fuel Store and Ancillary Equipment

Relevant Site History:-

Representations:-

Summary:- It is proposed to build a boiler house, pump house, a fuel store and accumulators to house the proposed biomass burner. The main building will be 18m by 10m and will be 16m high with a 26m tall chimney. The pump room will be 11.3m by 16m and 7.4m tall. The fuel store will be 18.4m in length by 16m and 7.5 high. There will be three accumulators measuring to the height of 19.5m. The proposal is to burn fuel provided by Woodsure a certified supplier of biomass, which ensures that all fuel is of the highest sustainable standards. In the future the applicant plans to work with larger farms which supply grain to supply wood material for the process. The applicant considers this to be a sustainable development in line with the Local Plan and to work towards Net Zero. It also considers that management of existing woodlands will improve and protect the natural environment. The existing gas fueled kiln will be retained as a back-up system and the new system would provide up to 7MW energy and will require 15,013 tonnes of biomass fuel per annum. The new system would operate 24/7 but deliveries limited to normal working hours. The fuel store will allow five days' supply to allow the process to continue over holidays or bad weather. The system is such that green wood can be burnt. Safeguards to prevent fires developing would be in place. Woody aroma and dust are apparently unlikely as there would be a slight negative pressure in the boiler room. Created ash would be transferred into sealed skips and removed by a licensed waste contractor although it is hoped that in the future this can be used as a natural fertiliser. It is calculated that 19 extra journey will be made to transport waste. Bat boxes will be fitted to the building.

Recommendation:- This development is on a brown field site adjacent to Eastways Industrial estate. The applicant would be replacing a natural gas-powered boiler with a biomass burner. The applicant requires planning consent from BDC before it seeks a permit from the Environmental Agency for burning solid biomass fuel. The transportation of fuel to the site will have an impact on the increase in traffic. The applicant states that this new system will secure the long term future of Bairds Malt and secure at least three full time equivalent jobs. 38GWh of energy produced by natural gas is used every year creating 7,676 tonnes of CO₂e whereas biomass is classified as a zero emitter and reduce total site emission by up to 95%. There will be an increase of 702 HGV journeys annually equivalent to 3.12 movements a day. It is suggested that there should be no significant impact on noise levels. There will be a main fan which transmits noise to the stack and a small fan on the filtration equipment. The equipment is contained within a sealed unit and there will be no need for vehicle movements during unsociable hours. Development traffic will be required to use the A12. The air quality report suggests that the boiler's emissions give rise to no concern to human health or ecosystems. The amount of electricity used in the malting process is such that I doubt it could be achieved through solar panels or a wind turbine on the site but Members I am sure would prefer that trees not be felled to be burnt or such large quantities of wood pellets are imported from Canada and America.

Members might wish to do some background research on this matter –

<https://www.ons.gov.uk/economy/environmentalaccounts/articles/aburningissuebiomassisthebiggestsourceofrenewableenergyconsumedintheuk/2019-08-30>

I would suggest that Members make their own decision on this application.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/02295/LBC

Address:- 19 Home Bridge Court , Hatfield Road, Witham

Ward:- Hatfield

Proposal:- Retention of a recently installed wood burner and flue

Relevant Site History:-

Representations:-

Summary:- The application is for a retrospective permission to retain a wood burner and flue. This dwelling is part of the Grade 11 Listed Bridge Hospital site although this particular building was built in 1934. The applicant installed a woodburning stove to supplement the heating in the open plan kitchen/dining/living room as the building is not heat efficient.

Recommendation:- This particular structure was built in the 1930s. When work was carried out to convert Bridge Hospital a number of vents had to be created in roofs of the different properties. No 19 cannot be seen from the road. Would suggest no objection subject to the advice of the Listed Buildings Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/02316/TPOCON

Address:- 31 Collingwood Road, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: 1 no. Common Hawthorn - Fell tree to ground level

Relevant Site History:-

Representations:-

Summary:- The application is to fell a common hawthorn tree which is approx 18 feet tall. The tree is approximately 10 foot from the house and the applicant is concerned about the tree roots causing subsidence

Recommendation:- The Tree Warden has made a site visit and confirms suspicions that this is a poor specimen of a tree and he would have no objection to it being felled. The Town Council would wish, if the tree was allowed to be felled, that a replacement tree be planted. Recommend no objection subject to the advice of the District Council's Landscape Officer and a replacement tree being planted.

Policy References:-

[Back to Agenda](#)

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
24/01887/FUL - 3 Taber Place Crittall Road Witham Essex CM8 3YP	Proposed internal wall & alterations to fenestration to include external roller door to form an additional unit. New retaining wall and ramp.	Application Permitted	No objection	
24/01841/ADV - Cofunds House Mayland Road Witham Essex CM8 2FR	Replacement of 2no. existing signs incorporating new logo and graphics.	Application Permitted	No objection	
24/01819/FUL - 14 Rickstones Road Witham Essex CM8 2NG	Erection of 1 x 3 bedroom two-storey detached dwellinghouse. (Resubmission of application 21/03680/FUL)	Application Permitted	No objection	
24/01263/HH - 76 Bryony Close Witham Essex CM8 2XF	Installation of air source heat pump	Application Refused	Recommended refusal on the grounds of adverse impact on neighbouring amenity as the noise from the heat pump would cause a nuisance	

[Back to Agenda](#)

Agenda Item 11

PROPOSED PLANNING & TRANSPORT BUDGET FOR 2025/2026				
	2024/2025		2025/2026	
	Current Budget	Forecast Inc/Exp	Proposed Budget	Difference
<i>No income line</i>	0			
Neighbourhood Plan	2000	0	0	-2000 <i>Use EMR</i>
Speed Reduction	12000	6000	5000	12000 <i>Police purchased Tru-cam</i>
Overhead Expenditure	14000	6000	5000	12000

[Back to Agenda](#)

Officer Report:

Issue: The following email has been received in regards to the NEPP plans to change the parking arrangements in Newland Street.

As you may be aware, our organisation identified potential sites earlier this year, in the areas detailed on the attached plans, where it is felt that amendments to the current parking arrangements centred on limited waiting parking bays could be facilitated, for a number of reasons.

Our suggestion at the time proved to be controversial and led to a number of negative representations, which we have had to consider for these sites and others in the Colchester City and Epping Forest District local authority areas.

The attached plans depict amended proposals which have been discussed with Braintree District Council representatives and have sought the necessary approval to furnish details further.

Our previous plans to remove free parking spaces and replace with payment parking only led to a significant level of resistance, and in answer to this we have proposed the retention of a free stay, as in place currently, with an additional hour stay (2 hours maximum) with the second hour chargeable at the same rate as local District controlled car parks.

Any motorist choosing to park in any applicable bay would be required to register a stay via the same process in place in many of the District Council controlled car parks, via a system referred to as MiPermit.

The reasons for seeking a change to the current scenario are listed below and have been utilised successfully to amend similar bays in the Colchester City and Epping Forest areas.

The conversion of bays will allow more efficient and effective enforcement and encourage a greater turnover of spaces which will benefit nearby businesses.

Enforcement officers are then able to direct resources to priority measures such as those which relate to safety, congestion, access and school safety.

Paid parking schemes can encourage the use of off-street car parks and encourage motorists to consider the use of other modes of sustainable transport.

Extending the time allowed for a stay will also provide users with more choice, an opportunity to assume priority parking spaces, also allowing motorists to extend their stay rather than rush back to move their vehicle prior to their stay time expiring.

Blue badge holders are exempt, as they are now, and can park in the bays for as long as required but must display an applicable blue badge. The holder of a badge will not need to register a stay via MiPermit.

It is fair to say that the current scenario is simply unsustainable in terms of the resource which needs to be applied to enforce a measure which is almost unenforceable and requiring motorists to register a stay as soon as a space is assumed will lead to enforcement efficiencies, as experienced elsewhere where changes have been made.

An example of the enforcement resource required currently, as advised by colleagues relates to Newland Street, Witham on the 16th September and the associated observation time.

Over a period of 2.5 hours, 154 observations were made resulting in 4PCN's.

Other relevant data regarding the number of visits recorded for the financial period of 2022-23 is below, to provide some context on the level of PCNs issued at sites of interest.

Bocking End

Overstay PCNs 68
Return Time contravention 3

High Street - Halstead

Overstay PCNs 320
Return Time contravention 31

Causeway - Halstead

Overstay PCNs 36
Return Time contravention 3

Newland Street - Witham

Overstay PCNs 216
Return Time contravention 30

As you will be able to appreciate, referring to High Street, Halstead, we have returned less than one ticket per day from that particular location, which fails to cover the associated enforcement costs and we must be mindful of the necessity to operate in a sustainable manner.

Should we not secure the Political support required, and changes are therefore not made, we would need to give full and careful consideration to reducing or even withdrawing enforcement from the bays in question, so that valuable resources can be directed elsewhere.

We believe that the amended proposals are a reasonable compromise which caters for local concerns regarding loss of free parking spaces, adds another element which allows more efficient enforcement, promotes a turnover of spaces and provides greater choice for the motorist.

Concerns were raised during our initial informal consultation with Essex County/District Ward members regarding access issues to MiPermit for potential users, answered below by a colleague.

"We are open Monday - Friday 10 am to 4pm - and will be able to assist anyone with any issues or book stays for them over the phone - when we are not open, MiPermit can also do anything they need and they are open 7 days a week (8am - 6pm week days and 8am - 4pm weekends) - so there should be someone available at all times who can assist with stays etc.

MiPermit's website MiPermit Help has help pages and so does our MiPermit User Guide - North Essex Parking Partnership - so these can be used too.

There are currently approximately 1000 RPs/VPs live across the BDC District on MiPermit and they average 12,500 P&D stays via MiPermit each month - so I would imagine most residents are used to the system in some form or another".

Advice:
To consider the email from the North Essex Parking Partnership and decide upon the council's position.



Key to Restriction Types Displayed

- Payment Parking Max stay 2 hrs No Return Within 2 hrs Mon-Sat 8am-6pm First hour Free
- ◆ Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



NEPP_Pay Parking_Newland st (3)

© Crown copyright. All rights reserved
Essex County Council
Licence No. LA 077070 2024

SCALE	1 : 1250
DATE	12/09/2024
DRAWING No.	
DRAWN BY	



Key to Restriction Types Displayed

- Payment Parking Max stay 2 hrs No Return Within 2 hrs Mon-Sat 8am-6pm First hour Free
- ◆ Faded confirmed items (point)
- Faded confirmed items (line)
- Faded confirmed items (region)



NEPP_Pay Parking_Newland st (3)

© Crown copyright. All rights reserved
Essex County Council
Licence No. LA 077070 2024

SCALE	1 : 1250
DATE	12/09/2024
DRAWING No.	
DRAWN BY	