



PLEASE NOTE LATER START TIME OF 7 P.M.

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday 20th January 2025** Time: **7.00 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)	J.	Martin
J.C.	Coleman	(Vice Chairman)	R.	Playle
E.	Adelaja		R.	Ramage
J.M.	Coleman		J.	Robertson
L.	Headley		E.	Williams

Nikki Smith
Town Clerk
SP/GK/15.1.2025

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held on 7th January 2025 (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 6).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report

11. NORWICH TO TILBURY PROJECT UPDATE

To receive and note the project update <https://www.nationalgrid.com/electricity-transmission/document/156931/download>

12. BRTA BRAINTREE MEETING

To receive and note the attached email ([attached at page 7](#))

13. ALLECTUS WAY TRAFFIC REGULATION ORDER

To receive and note the draft traffic regulation order, details on presentation. Any comments to be made by 14th February

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.

2	24/02574/HH	3 Blunts Hall Drive	West	Proposed single storey rear extension
2	24/02592/LBC	57 Collingwood Road	Central	Replacement of 2no. UPVC windows at rear of property to timber framed windows

Witham Town Council – Planning Application Report

Application No:- 24/02574/HH

Address:- 3 Blunts Hall Drive

Ward:- West

Proposal:- Proposed single storey rear extension

Relevant Site History:- Erection of single-storey front, rear and side extensions, together with loft conversion and dormer roof extensions to rear elevation Ref 21/00325/HH was refused in 2021 due to the size and impact on the street scene and neighbour. In 2023 another application was made - Erection of single-storey front and rear extensions, and addition of first-floor side extension with pitched roof . Ref 23/00060/HH application permitted although WTC recommended refusal on the grounds of adverse impact that the gables would have on the street scene. The application brought the front of the property forward by 3.3m to enlarge existing bedroom and to create an ensuite and a dining room. There was also an extension to create a games room behind the garage and the lounge was extended by 4.2 m in line with existing bedroom. On the first floor, the proposal was to extend across the garage side of the house to form a bedroom 'suite' with a dressing room.

Representations:-

Summary:- It is proposed that the current bedroom one is enlarged into the garden beyond the line of the lounge to a size of 7.35m wide x 4m depth with an additional ensuite bathroom added at the side of the property in line with the planned bedroom extension to a size of 4.35 x2.5 metres

Recommendation:- This house has been subject to a previous large extension only in 2023 when the whole front of the house was brought forward by 3.3m in line with the garage and the back of the property extended by 4.8m to be in line with an existing bedroom and an extension to the back of the garage. The original footprint has already been increased substantially and now the applicant wishes to extend further by what would be considered a modest extension. Members therefore need to consider whether in view of the original recent extension this has now become over development of the site contrary to LPP36a.

Policy References:- LPP36a.

Witham Town Council – Planning Application Report

Application No:- 24/02592/LBC

Address:- 57 Collingwood Road

Ward:- Central

Proposal:- Replacement of 2no. UPVC windows at rear of property to timber framed windows

Relevant Site History:-

Representations:-

Summary:- The property at 57 Collingwood Road is a Grade II listed building, though it is not located within a designated conservation area. It forms part of a pair of cottages, alongside number 59. The cottages were built in 1827 for John Crump, the tenant farmer at Freebornes. Constructed in stock brick in Flemish bond with a slate roof, the pair is notable for its architectural features including end pilasters, rubbed brick voussoirs, and ogee-headed windows. The original design included 16-pane sash windows set in reveals, a detail that has been partially compromised at number 57 due to the installation of UPVC windows 10 years ago as the owner had not understood the planning requirements. The owner is wanting to sell the property (where upon he discovered his error) and this proposal seeks to reinstate traditional single glazed 16-panel style timber sash windows at the rear to maintain and enhance the heritage value of the property. The proposal aligns with the objectives of the National Planning Policy Framework (NPPF) by conserving and enhancing the historic environment and ensuring that any alterations are sensitive to the significance of the heritage asset.

Recommendation:- No objection

Policy References:-

[Back to Agenda](#)

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
Ref. No: 24/02370/HH - Howzat Spinks Lane Witham Essex CM8 1EP	Proposed loft conversion with a new dormer to front with associated internal alterations. 3no. roof lights to rear and 2no. roof lights to side elevations. New proposed garage to rear of property.	Application Permitted	Raised no objection	
Ref. No: 24/00766/LBC - 65 Newland Street Witham Essex CM8 1AB	Demolition of 1970s office building	Application Permitted	Raised no objection	
Ref. No: 24/00721/FUL -- 65 Newland Street Witham Essex CM8 1AB	Demolition of 1970s office building and construction of 3 no. 2 bedroom dwellings.	Application Permitted	Raised no objection	
Ref. No: 24/02478/HH - 14 Scarletts Close Witham Essex CM8 1QW	Proposed replacement of existing garage roof and erection of single storey side and rear extension	Application Permitted	Raised no objection	
Ref. No: 24/02406/HH - 20 Powers Hall End Witham Essex CM8 2HE	Demolition of existing garage and erection of a single storey side/rear extension	Application Permitted	Raised no objection subject to tree protection being put in place	
Ref. No: 24/02224/HH - 4 Flemming Way Witham Essex CM8 2GL	Installation of air source heat pump	Application Withdrawn	Raised no objection	

[Back to Agenda](#)

Dear All,

BRTA will be holding an 'open to all' forum on Saturday 8th February at The Bull Pub in Braintree (see agenda attached). All are welcome to attend and focus will be on better public transport and links in the area and in particular whether the current Stansted Airport rail link should be extended via Great Dunmow/A120 corridor to link with the Braintree Branch and that of reopening the Maldon Branch to boost local trade and reduce congestion which causes problems.

BRTA has an 'open to all' membership and welcomes local people to potentially offer to work with us in tandem to progress these rail links respectively.

Stansted Airport wants expansion, surely you put the rail infrastructure in first to avoid impact negatively of more traffic congestion and mayhem? The rail link would inform a loop out of Liverpool Street, reunited east and west Essex and inform new by rail journeys like Cambridge to Chelmsford and Harlow to Colchester for example.

Please come or send a delegate and support these ideas. Thank you.

Yours sincerely,

Richard Pill

BRTA CEO

<https://brtarail.com/>

[Back to Agenda](#)