



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 13th May 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
GK/7.5.2024

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 April 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 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.*

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 10).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To consider making this a standing item on the Agenda and to receive any update.

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.

24/00806/FUL	20 Shortridge Court, Witham, Essex	Hatfield	Replacement of 5 No. PVCu windows on front and rear elevations
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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.

24/00697/REM	Phase 4 Land North East Of, Rectory Lane, Rivenhall	North	Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicle access from Evans Way, a bus turning loop on-site; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.01.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development.
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24/00696/REM	Phase 4 Land North East Of, Rectory Lane, Rivenhall	North	Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicle access from Evans Way; a vehicular access from Rickstones Road and section of spine road on-site restricted to bus, motorcycle and taxi use only; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.01.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development
24/00824/FUL	The Saxon Arms , Gershwin Boulevard, Witham	South	Erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical infrastructure
24/00923/HH	27 Powers Hall End, Witham, Essex	West	Demolition of existing stand-alone garage and conservatory, proposed single storey side and two storey rear addition with integral garage

Witham Town Council – Planning Application Report

Application No:- 24/00697/REM

Address:- Phase 4 Land North East Of, Rectory Lane, Rivenhall

Ward:- North

Proposal:- Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicle access from Evans Way, a bus turning loop on-site; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.01.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development.

Relevant Site History:- 23/01555/FUL - Enabling infrastructure, considered by this committee on 7th August 2023, when we recommended no objection subject to concerns being raised with regard the junction with Rickstones Road and problems with access and egress. This application was withdrawn.

Representations:- Neighbouring resident and Sports England object to the application

Summary:- This is one of two Reserved Matters applications. This application supposes that there would be a bus turning loop, the second a bus gate. Members will remember that we had seen previous plans detailing different areas of the site and how the roads, layouts, etc. would be designed. Looking at the Community Involvement it states that the pitches will be handed over to BDC. Sports England has suggested that whilst the pitches would be suitable for youth football they should have the ability to accommodate adult pitches in the future. They have also complained that there would appear not to be a safe pedestrian crossing over the spine road to the under 13/14 pitch and that landscaping should be such that there would be a clear view of the pitch from the pavilion. They have also asked for a ball trajectory assessemnt be undertaken to ensure that the ball does not affect other residents or the spine road. Also it is usual to have a hatch from the pavilion kitchen to outside so people do not need to access the pavilion for refreshments.

Recommendation:- From the documents I would suggest that comment should be made regarding the need for EV charging at the sports pavilion car park. Likewise solar panels should be a requirement on the pavilion. There is some bollard EV charging round the back of the housing but there does not appear to be any on the visitor parking bays on The Avenue. Would suggest no objection subject to these points.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/00696/REM

Address:- Phase 4 Land North East Of, Rectory Lane, Rivenhall

Ward:- North

Proposal:- Application for the approval of Reserved Matters (Access, Appearance, Landscaping, Layout, Scale) for 225 dwellings (including 69 Affordable Homes); public open space (including sports pitches and facilities, equipped area for play, parkland and other greenspace); an all-vehicle access from Evans Way; a vehicular access from Rickstones Road and section of spine road on-site restricted to bus, motorcycle and taxi use only; cycle and pedestrian connections to Rickstones Road; sustainable drainage systems; landscaping; and associated infrastructure and development pursuant to outline planning permission 20/02060/OUT granted 05.01.2023 and as varied by application 23/01901/VAR for: Outline application with all matters reserved for up to 230 dwellings including affordable homes; public open space including sports pitches and facilities, neighbourhood equipped area for play, parkland and alternative natural greenspace, vehicular access via Forest Road and Evans Way, a bus, cycle and pedestrian connection to Rickstones Road, sustainable drainage systems, landscaping and all associated infrastructure and development

Relevant Site History:-

Representations:-

Summary:- See previous summary

Recommendation:- See previous recommendation

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/00824/FUL

Address:- The Saxon Arms , Gershwin Boulevard, Witham

Ward:- South

Proposal:- Erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical infrastructure

Relevant Site History:-

Representations:-

Summary:- The proposal is for six rapid charging points in the existing car park of the Saxon Arms. The height of the infrastructure will be less than 2.3m and contained within the site. The charging points and bays will be arranged across one row of parking to minimise any disruption.

Recommendation:- The Town Council is a supporter of EV charging points and therefore would recommend approval.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/00923/HH

Address:- 27 Powers Hall End, Witham, Essex

Ward:- West

Proposal:- Demolition of existing stand-alone garage and conservatory, proposed single storey side and two storey rear addition with integral garage

Relevant Site History:- 22/01955/HH - Two storey side and rear extension with integral garage - Application refused by BDC on the grounds of over-development of site and the proposed extension not being subservient with the existing dwelling.

Representations:-

Summary:- This is a detached house on a large plot. The proposal is to demolish a detached garage and have a one storey extension at the side to incorporate an integral garage. This extension will be 3.8m wide and will be 11.5m in depth to allow for a shower room and a utility behind the garage. The existing conservatory at the rear of the house will be demolished and a two storey extension built incorporating a kitchen and living area and two further bedrooms upstairs, one an ensuite. Materials will match existing.

Recommendation:- This application seeks to address the problems with the previous application in particular the issue regarding light to the neighbouring property. This dwelling is not in a conservation area but has a listed wall. Would suggest no objection but to advise the Listed Buildings Officer of the application.

Policy References:- LPP36 and LPP52

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
24/00562/HH - 8 Clayshotts Drive, Witham	Retrospective outbuilding	Application Refused	No objection	
24/00309/LBC - Witham Town Council Town Hall 61 Newland Street Witham	Installation of wall mounted defibrillator cabinet to the rear of the Town Hall	Application Permitted	Received and noted	
24/00112/P14JPA - 26 Crittall Road Witham Essex CM8 3DJ	Notification for prior approval for the installation of solar photovoltaics (PV) equipment on the roof	Prior Approval Required and Given	No objection	
24/00578/FUL - Sports Ground Spinks Lane Witham Essex	Erection of 2.5m high acoustic fencing	Application Permitted	Recommended approval	
23/03067/FUL - Sports Ground Spinks Lane Witham Essex	Creation of a 3G Artificial Grass Pitch (AGP) with perimeter fencing, acoustic fencing, hardstanding areas, storage container, floodlights and an access footpath	Application Permitted	No objection in principle but Members asked that steps be taken to secure additional parking on match days, that existing fencing be repaired and strengthened, and that any potential adverse effects from the existing floodlights be mitigated.	

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