



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 23rd January 2023** 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	
P.	Heath	
S.	Hicks	
C.	Jay	
C.	Lager	
M.	Lager	
T.	Pleasance	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 9th January 2023 (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 regarding any item on the Agenda.

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

22/00385/FUL 95, Newland Street, Witham

9. DECISIONS

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

10. PARKING AT SCHOOLS – 3PR SCHEME

To receive a report on the 3PR Scheme ([attached](#) at page 12).

11. 22/03121/VAR – LAND ADJACENT TO LODGE FARM

To receive correspondence from the developer ([attached](#) at page 13).

12. WITHAM PUBLIC HALL – ASSET OF COMMUNITY VALUE

To note that the Witham Public Hall has been re-listed as an asset of community value.

13. HEALTHY HOUSING STRATEGY

To receive the District Council's survey at <https://www.braintree.gov.uk/housingstrategy> and to encourage participation.



Nikki Smith
Town Clerk
GK/18.1.2023

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.

23/00001/HH	Bona Vista , Maldon Road, Witham	South	Two storey side extension with integral garage
22/03483/HH	83 Blunts Hall Road, Witham, Essex	West	Rear dormer
23/00048/HH	Ruskins , Lawn Chase, Witham	Central	Insertion of rear dormer and associated alteration to the existing roof to facilitate loft conversion
22/03479/HH	83 Braintree Road, Witham, Essex	North	Proposed dropped kerb

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.

22/03463/FUL	Land South Of, Howbridge Hall Road, Witham	West	Change of use to ecological mitigation area (linked to the A12 widening scheme) including the creation of 3 ponds, creation of 8 bunds and one area of wider re-grading of land from on-site excavated material, perimeter fencing and associated landscaping
23/00059/TPOCON	21 The Avenue, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area: Reduce crown of Robina Tortuosa (T1) by approximately 3 metres
23/00060/HH	3 Blunts Hall Drive, Witham, Essex	West	Erection of single-storey front and rear extensions, and addition of first-floor side extension with pitched roof
23/00036/HH	Gueth Cottage , Maldon Road, Witham	Central	Proposed two storey front extension, first floor side extension over existing garage and 14.No. solar panels to roof

Witham Town Council – Planning Application Report

Application No:- 22/03463/FUL

Address:- Land South Of, Howbridge Hall Road, Witham

Ward:- West

Proposal:- Change of use to ecological mitigation area (linked to the A12 widening scheme) including the creation of 3 ponds, creation of 8 bunds and one area of wider re-grading of land from on-site excavated material, perimeter fencing and associated landscaping

Relevant Site History:-

Representations:-

Summary:- This is another application in relation to the widening of the A12. The land in question is accessed off Maldon Road onto Howbridge Hall Road and is 3.18ha of arable land. No trees or hedgerows will be removed. The work would be supervised to protect existing species and breeding birds, badger setts, etc. This area of land would be monitored for the first five years and then formally reviewed. The site will be used to relocate reptiles. During construction up to two excavators and dumpers would be used on the site to construct the ponds which would be 1.8m deep and be gently sloping to provide suitable habitats for reptiles. excavated soil would form a series of eight bunds. The land would have post and wire fencing and field gates although temporary reptile fencing would be required.

Recommendation:- No objection

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/00059/TPOCON

Address:- 21 The Avenue, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: Reduce crown of Robina Tortuosa (T1) by approximately 3 metres

Relevant Site History:-

Representations:-

Summary:- The applicant states that this is the 4th time an application has been made for crown reduction on this tree. The tree is at the bottom of their garden and the neighbours have asked that the height be further reduced. As well as crown reduction some thinning might be required if the tree surgeon recommends.

Recommendation:- This work appears to be reasonable but the advice of the Tree Warden has been requested.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/00060/HH

Address:- 3 Blunts Hall Drive, Witham, Essex

Ward:- West

Proposal:- Erection of single-storey front and rear extensions, and addition of first-floor side extension with pitched roof

Relevant Site History:- 21/00325/HH - Application refused - Members might remember the previous application for this dwelling which included loft conversion and velux windows to the front. This Committee recommended refusal on the grounds of the loft conversion adversely affecting the street scene and was duly refused by BDC. The neighbour objected to the application as there would be a number of extra windows overlooking their property and these would be closer to the boundary

Representations:-

Summary:- This application seek to bring the front of the property forward by 3.3m which would enlarge an existing bedroom and create an ensuite to one side of the front door and on the other to create a dining room. There will be an extension to create a larger games room at the back of the garage (3.2m in depth). The existing lounge at the back of the property will be extended by 4.2m in line with an existing bedroom. On the first floor, the proposal is to extend across the garage side of the house to form a bedroom 'suite' with a dressing room. The front elevation will have two gables.

Recommendation:- The applicant has scaled back proposals on the side where the neighbour objected. You will see from the presentation that the front elevations are very similar to the one that this Committee refused. I would suggest that this Committee is consistent and recommends refusal on the grounds of adverse impact on the street scene.

Policy References:- LPP36e

Witham Town Council – Planning Application Report

Application No:- 23/00036/HH

Address:- Gueth Cottage , Maldon Road, Witham

Ward:- Central

Proposal:- Proposed two storey front extension, first floor side extension over existing garage and 14.No. solar panels to roof

Relevant Site History:-

Representations:-

Summary:- Gueth Cottage is set on a private road. The proposal is to extend the property to the front by 5.5m across the width of the house. The ground floor will have a mirror image of the existing feature bay at the side of the property. On the first floor as well as the new extension there will be a further extension above the garage. In addition there will be a bank of solar panels on the roof.

Recommendation:- The proposal will make the dwelling more suitable for family living. There is space to extend to the front but potential for overlooking the neighbouring property. However there have been no representations from neighbours and the front bedroom has a 'Juliet' balcony to the front so the side window could be obscured glass. On balance I would recommend no objection subject to no representations from neighbours.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 22/00385/FUL

Address:- 95 Newland Street

Ward:- Central

Proposal:- Erection of a terrace of 2 x 2-bedroom two-storey houses and 1 x 3-bed two-storey house, together with 3-bay garage. 95 Newland Street Witham Essex CM8 1YZ

Relevant Site History:-

Representations:-

Summary:- This application was first discussed on 14th March 2022 and Members recommended approval in line with policy to support this type of backland development in the town centre. The application has now been amended as the 4th dwelling is no longer proposed.

Recommendation:- Would suggest that the decision to recommend approval stand.

Policy References:-

Application & Address	Proposal	BDC Decision	WTC Decision
19/00014/FUL - Land At Junction Of Laburnum Way And Dorothy Sayers Drive Witham Essex	Detailed planning application for the redevelopment of Rickstones Neighbourhood Centre to provide commercial floorspace (Units 1-3 Use - Class E and Units 4&5 - Hot Food Takeaway) and 21 flats, together with private soft landscaped area and gardens, car parking and associated infrastructure	Application GRANTED with S106	No objection subject to Section 106 monies being used in the area to create a community healthcare hub along with monies from Rickstones Road and Conrad Road developments, The Town Council being involved in the Section 106 process, The District Council formally updating the development brief, Community involvement, Advice from Essex County Highways, Maintenance of shared areas and garden, Noise mitigation, Lighting of outside spaces, Provision of a lift, Consideration of a sprinkler system and fire escapes, consideration of heating system in line with climate change, That consideration be given to include the existing tiled feature wall in the new development.
22/03158/HH - 4 Porter Way Witham Essex CM8 1ZQ	Single storey rear extension	Application Permitted	No objection
22/03136/LBC - 22 Newland Street Witham Essex CM8 2AQ	Replace two timber framed sash windows at the rear of the property to double glazed UPVC	Application Refused	Recommend refusal on the grounds that the use of UPVC would be inappropriate on a Listed Building and that the timber sash windows are included in the Listing, contrary to LPP57
22/03135/FUL - Witham Fire Station Hatfield Road Witham Essex CM8 1EW	Erection of steel framed training rig and 1.8m gates and fences	Application Permitted	No objection

22/02698/FUL - Lime Tree Place 8 Collingwood Road Witham Essex	Retention of 1No. lighting column.	Application Permitted	No objection
22/02530/HH - 12 Turstan Road Witham Essex CM8 1PB	Single-storey side, rear and front extension with garden enlargement to enclose adjacent land to the side	Application Refused	No objection

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ITEM NO: 10

Officer Report: PARKING AT SCHOOLS – 3PR SCHEME

Issue:

On 19th December 2022 at Minute 198 – Parking near the Holy Family School, the Committee discussed the 3PR initiative.

There is information on the North Essex Parking Partnership website but further information was sought as to how this scheme would be implemented.

The purpose of the 3PR initiative is to 'educate the children on the parking-related dangers outside their school by incentivising them to use safer and sustainable means of travel, as well as harness their ability to influence parents to improve their motoring behaviour'. This would need the school to sign up to the scheme.

The following links would be useful to look at –

<https://schoolparking.org.uk/> - 3PR Website

<https://youtu.be/nptDJ3DR9J0> - 3PR Video

I have contacted Eastlight and they are working with Howbridge School to try and improve the parking situation in that location.

Of more interest to the Town Council and aggrieved residents, there is another scheme whereby cameras are located outside schools to stop parking in inconsiderate places. I have sought further information on this aspect and waiting for NEPP to respond.

I have also contacted Councillor Louis with regard to help being given by the LHP.

Advice:

- To consider approaching Holy Family School to ask if they would be part of the 3PR scheme.
- To receive and note the information and to await further information regarding how cameras can be installed at schools to prevent inconsiderate or dangerous parking.

GK/12.1.2023

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Agenda Item 11

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Our Ref: DF/AC/200457

11th January 2023

BY EMAIL: c/o alison.rugg@braintree.gov.uk

Dear Alison,

Re: 22/03121/VAR - Variation of Condition 2 – approved plans & documents of planning application 18/01325/FUL at Land Adjacent To Lodge Farm, Hatfield Road, Witham, Essex

Following a review of Witham Town Council's comment in relation to application reference 22/03121/VAR dated 9th December 2022, I am writing to provide a formal response as detailed in this letter.

The amendment to the primary road, to remove the school drop off was undertaken at the request of Essex County Council Education and Highways. They had a number of concerns with the drop off in its approved form, particularly in relation to it encouraging residents within the Lodge Farm development to drive to the school rather than walking or cycling. We also consider that the removal of the drop off will be beneficial in seeking to encourage residents to use sustainable means to access the primary school.

We have maintained 7 visitor car parking spaces along the primary road adjacent to the primary school. These visitor spaces will have the ability to be used for school pick up and drop off, to ensure that the revised arrangement does not result in significant congestion in and around the primary school.

Overall we consider that the scheme as submitted provides for a good balance between promoting the use of sustainable means of travel to the school but also providing some spaces to minimise congestion around the school at peak times.

If necessary I would be willing to communicate directly with Witham Town Council upon request.

Yours sincerely,

**Andrew Clarke MPlan MRTPI
Planner**



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