



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 6th March 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 21.02.2023 (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 note that there were 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 ([attached](#)).

9. DECISIONS

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

10. PLANNING APPEAL- GERSHWIN PARK

To receive notification of an appeal ([attached](#)) and to consider writing a letter in support of the applicant.

11. PLANNING APPEAL- HOWBRIDGE HALL

To receive notification of an appeal ([attached](#)) and to consider writing a letter in support of the applicant.

12. HGV ROUTING

To receive a verbal report.



Nikki Smith
Town Clerk

SS/GK 01.03.2023

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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
23/00341/FUL	3 Freebournes Road, Witham, Essex	Central	Widened entrance
23/00364/HH	58 Powers Hall End, Witham, Essex	West	Erection of detached outbuilding to be used as home office. Demolition and replacement of existing garage/stable building. Alterations to existing basement in main dwelling, including lowering floor, underpinning walls and installing a drained cavity membrane system.
23/00303/LBC	58 Powers Hall End, Witham, Essex	West	Erection of detached outbuilding to be used as home office. Demolition and replacement of existing garage/stable building. Alterations to existing basement in main dwelling, including lowering floor, underpinning walls and installing a drained cavity membrane system.

Witham Town Council – Planning Application Report

Application No:- 23/00341/FUL

Address:- 3 Freebournes Road, Witham, Essex

Ward:- Central

Proposal:- Widened entrance

Relevant Site History:- 21/03029/FUL Change of Use from Class B2 (General Industry) to a flexible Class B2 (General Industry) and Class B8 (Storage and Distribution) Use. 22/02684/FUL proposed widened entrance and installation of security fence to north and east boundaries.

Representations:-

Summary:- The development proposal involves substantial refurbishment of the existing industrial unit and widening of the existing access to 10m to allow HGV access onto the premises.

Recommendation:- Witham Town Council previously recommended no objection to a similar application to widen the entrance at the same property, therefore the officer recommendation would be to raise no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/00364/HH, 23/00303/LBC

Address:- 58 Powers Hall End, Witham, Essex

Ward:- West

Proposal:- Erection of detached outbuilding to be used as home office. Demolition and replacement of existing garage/stable building. Alterations to existing basement in main dwelling, including lowering floor, underpinning walls and installing a drained cavity membrane system.

Relevant Site History:-

Representations:-

Summary:- The development is alterations to an existing house comprising of reconstructing and converting a garage / stable into a habitable space, alterations in the basement to improve the existing fabric, and relocating a first floor wc to an existing bathroom.

Recommendation:- This is a substantial house on a large site. Although the garaging will become a home office there is plenty of space for parking. Recommend no objection.

Policy References:-

ITEM NO: 8

22/03186/FUL	Olivers Farm, Maldon Road, Witham	South	Extension of existing external storage area
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Witham Town Council – Planning Application Report

Application No:- 22/03186/FUL

Address:- Olivers Farm, Maldon Road, Witham

Ward:- South

Proposal:- Extension of existing external storage area

Relevant Site History:-

Representations:-

Summary:- The proposal is to create new permeable hard standing and storage adjacent to Maldon Road, whilst removing a line of conifers within the site. There will be retained landscaping that will be reinforced with native hedge planting.

Recommendation:- This proposal is already situated on a designated industrial site, therefore the officer recommendation would be to raise no objection.

Policy References:-

ITEM NO: 9

Application & Address	Proposal	BDC Decision	WTC Decision
23/00059/TPOCON 21 The Avenue Witham Essex CM8 2DN	Notice of intent to carry out works to trees in a Conservation Area: Reduce crown of Robina Tortuosa (T1) by approximately 3 metres.	Application Withdrawn	Recommended refusal on the grounds that the work appears to have already been completed and further work would be totally inappropriate and subject to the advice of the District Council's Landscape Officer.

ITEM NO: 10

Our ref: 22/00084/REF
Your Ref:
Direct Dial: 01376 552525 ext. 2551
Ask for: Janine Rowley
Date: 23.02.2023



Development Management
Causeway House Braintree
Essex CM7 9HB

Tel: 01376 552525
Email: appeals@braintree.gov.uk

Witham Town Council
Town Clerk's Office
61 Newland Street
Witham
Essex
CM8 2FE

Dear Sir/Madam

**TOWN AND COUNTRY PLANNING ACT 1990
APPEAL UNDER SECTION 78**

Site Address: Gershwin Park Land North East Of Reid Road Witham Essex
Description of Development: Development of the site to include erection of single storey building of 262m2 to provide 3no neighbourhood retail units (Class E), a three storey building to provide a 70 bedroom Care Home (Class C2) and 44 residential dwellings (Class C3) comprising of dwellinghouses and a three storey apartment building, alongside access, parking, landscaping and other associated works.
Planning Application Ref: 21/03618/FUL
Appellant's Name: BGF4 (Witham)LLP, Barchester Healthcare □ Churchmanor Estate
Planning Inspectorate Ref: APP/Z1510/W/22/3312296
Appeal Start Date: 23 February 2023

I refer to the above details. An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above application/s.

The appeal will be determined on the basis of an **informal hearing**. The procedure to be followed is set out in The Town and Country Planning (Hearings Procedure) (England) Rules 2000, as amended. We will write to you again once we know the date of the informal hearing.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Jonathan Alden
Jonathan Alden
The Square
Temple Quay
Room 3 O/P
Temple Quay House
Bristol BS1 6PN

ITEM NO: 11

Our ref: 22/00079/REFLBC
Your Ref:
Direct Dial: 01376 552525 ext.
Ask for:
Date: 23.02.2023



Development Management
Causeway House Braintree
Essex CM7 9HB

Tel: 01376 552525
Email: appeals@braintree.gov.uk

Witham Town Council
Town Clerk's Office
61 Newland Street
Witham
Essex
CM8 2FE

Dear Sir/Madam

**PLANNING (LISTED BUILDING AND CONSERVATION AREAS) ACT 1990
APPEAL UNDER SECTION 20**

Site Address: Howbridge Hall Howbridge Road Witham Essex
CM8 1DA
Description of Development: Demolition of existing loggia and erection of single-storey extension to create link between main dwelling and existing outbuilding. Upgrading and insulation of existing outbuilding along with single-storey extension to the courtyard.
Planning Application Ref: 22/01301/LBC
Appellant's Name: Clare & Andy Tunningley
Planning Inspectorate Ref: APP/Z1510/Y/22/3310019
Appeal Start Date: 23 February 2023

I refer to the above details. An appeal has been made to the Secretary of State following Braintree District Council's refusal of the above listed building consent application.

The appeal will be determined on the basis of **written representations**. The procedure to be followed is set out in Part 2 of The Town and Country Planning (Appeals) (Written Representations Procedure)(England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at <http://acp.planninginspectorate.gov.uk/>. If you do not have access to the internet, you can send your comments to:

The Planning Inspectorate
Team East 1
Room 3B
Temple Quay House
2 The Square
Bristol
BS1 6PN

You could also email them to EAST1@planninginspectorate.gov.uk.

All representations must be received by 28 March 2023 and sent directly to the Planning Inspectorate. Any representations submitted after the deadline will not usually be considered