



PLEASE NOTE EARLIER START TIME OF 6.00 P.M.

Witham
town council

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 24th June 2024** Time: **6.00 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)	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/19.6.2024

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 11th June 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.

23/00827/FUL - **Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham**

23/00874/ADV - **Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham**

9. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#) at page 11).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive any updates

11. THE GREAT GRID UPDATE

To receive a report deferred from the last Meeting ([attached](#) at page 12).

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.

24/01137/HH	4 Bones Croft, Witham, Essex	Hatfield	Single storey rear extension
24/01216/HH	11 Chippingdell, Witham, Essex	North	Proposed two storey side extension

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.

24/01163/TPO	22 Charlotte Way, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 06D7 Sycamore, twin stemmed - Fell to stump
24/01217/REM	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 5 comprising the erection of 110 dwellings, with associated landscaping, public open space and parking pursuant to outline planning permission 15/00430/OUT for; (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT), as varied by applications 16/02101/VAR and 17/02176/VAR and application 20/01571/VAR).
24/01263/HH	76 Bryony Close, Witham, Essex	West	Installation of air source heat pump

Witham Town Council – Planning Application Report

Application No:- 24/01163/TPO

Address:- 22 Charlotte Way, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 06D7
Sycamore, twin stemmed - Fell to stump

Relevant Site History:-

Representations:-

Summary:- This is an application made by the Landscape Officer at Braintree District Council. The tree is on land adjacent to the Blackwater Rail Trail behind houses in Charlotte Way. This large sycamore has a split stem with decay at the base.

Recommendation:- The Landscape Officer at Braintree District Council is an expert and will know that the tree needs to be removed for public safety. However this mature tree makes a useful contribution to combating the impact of climate change by storing the greenhouse gas carbon dioxide. This area is known for its extensive planting of trees and a condition on the felling should be that a replacement tree or trees be planted. The Tree Warden agrees with this advice. No objection subject to a replacement tree being planted.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/01217/REM

Address:- Land Adjacent To Lodge Farm, Hatfield Road, Witham

Ward:- Hatfield

Proposal:- Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 5 comprising the erection of 110 dwellings, with associated landscaping, public open space and parking pursuant to outline planning permission 15/00430/OUT for; (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT), as varied by applications 16/02101/VAR and 17/02176/VAR and application 20/01571/VAR).

Relevant Site History:-

Representations:-

Summary:- This application is for Phase 5 of Lodge Farm estate. Permission for the estate was given in May 2016 for up to 750 dwellings, primary and early years centre and an enterprise centre.

There will be vehicular access to the existing estate to the north and south. There will be a cycleway to the north edge. The estate will be outward looking providing natural surveillance. Most houses will be 2 storey but some will be 2.5 and 3 storey as landmark points along the parkland setting. There will be strategic planting and trees throughout the site and existing trees and hedgerows enhanced. Affordable housing will be distributed around the site. Parking courts interspersed with landscaping. Road layout to ensure slow vehicle speeds. There will be a central urban square and green space. Garden size will mainly be in accordance with Design Guide. Affordable housing and ground floor apartments will be M4Cat2 disability compliant and there will be two bungalows M4Cat3 compliant.

The Western Rural edge overlooks what is currently open countryside. It will be medium density and will provide an appropriate transition utilising existing hedgerows and field boundaries. The dwellings will mainly be 2 storey detached and semi detached homes with enclosed boundaries predominately hedging and a varied building line.

The Neighbourhood Setting area will have the highest density of housing within the site. It will have a strong urban frontage and a consistent building line close to the footway. As well as detached and semi detached dwellings there will be terrace and mews housing alongwith 2 and 3 storey apartments located at key corner locations overlooking public and green spaces. There will be on-plot parking to the front or side and apartment parking in rear courts. Visitor parking will be on street in defined bays and parking courts. Traffic calming measures such as raised tables will be in place. Key features will aid way finding.

The Parkside setting fronts the central green, a significant proportion will be detached 2.5 or 3 storey townhouses having views across the central green area. There will be shared routes with on plot parking to the front or to the side with footpath links through to the park. There will be strips of open space around the edge of most of the site.

There will be a total of 33 affordable homes provided equating to 30% of the total number of homes. 23 are affordable rent, to include 2 bungalows, 11 flats and 10 houses; and 10 will be shared ownership houses. Parking will be in accordance with standards. Most houses will have a sealed junction box to allow for EV charging but there will be underground infrastructure for parking courts. Surface water will be designed to follow the principles of sustainable drainage making use of the existing drainage basin.

Brick screen wall and close board fencing will be used with planting set in front of any public areas. All apartments will have their own dedicated amenity area comprising of a ground floor terrace and/or communal gardens. Most gardens will be in accordance with the Essex Design Guide of 100m² for 3 bedhomes or 50m² for 2 bed homes.

The development has been designed for large refuse vehicles to manoeuvre. A side gate will be provided to access the street from the garden where refuse will be stored. Bins will be located within a 25m carry distance of refuse vehicles.

There will be three main areas for planting - the Western Edge, which will have a self-binding gravel footpath and informal timber sculptures and seating; the Parkland Edge will give an informal edge to the park, with existing hedge and tree line enhanced with native planting and areas of wildflower meadows; the Central Green will be a formal landscape space incorporating seating with natural features for informal play, planting of drifts of perennials, grasses and bulbs with a specimen feature tree. There will be street tree planting in primary and secondary routes and car parking courts and ornamental trees on residential roads.

Recommendation:- Members would support actual EV charging points being installed particularly in parking courts and on-street visitor parking. Whilst properties will be orientated to optimise solar gain there are no solar panels. It is noted that windows will be positioned to provide good internal light levels and that high specification glazing will be used. It is noted that only two bungalows are proposed out of 110 dwellings. Members might wish to comment that this is such a small percentage and with aging population consideration should be given to providing additional bungalows that can be privately owned.

Would recommend no objection subject to the points raised regarding EV charging and solar panels.

Witham Town Council – Planning Application Report

Application No:- 24/01263/HH

Address:- 76 Bryony Close, Witham, Essex

Ward:- West

Proposal:- Installation of air source heat pump

Relevant Site History:-

Representations:-

Summary:- The applicant is seeking permission to install a heat pump in their front garden.

Recommendation:- This is a terrace house and the BDC Environmental Health Officer states that too much noise will be generated by the heat pump and further noise attenuation should be installed. Would therefore recommend refusal on the grounds of adverse impact on neighbouring amenity as the noise from the heat pump would cause a nuisance.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 23/00827/FUL

Address:- Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham Essex

Ward:- South

Proposal:- Erection of five buildings, 3 retail units (1x Class E (a or b), 2x combined units comprising a restaurant for the sale of hot food for consumption on and off the premises, Class sui generis), a drive thru restaurant, (McDonalds, Class Sui Generis) and a drive thru coffee shop, (Class E), an electric vehicle charging station with associated access, parking and landscaping

Relevant Site History:-

Representations:- 9 objection comments and 12 positive comments. There have been a number of general comments.

Summary:- Members considered this application in June last year and recommended no objection subject to evidence regarding change of use from warehousing, acknowledging the impact on local residents regarding noise and anti-social behaviour, that McDonalds opening hours remain the same and steps be taken to limit the effect of littering. We also asked that the Town Council be involved in the Section 106 process. Following discussion with the Planners, revised plans and additional documentation has been submitted. It would seem that an additional potential user would like to incorporate an element of hot food takeaway. The final layout of the site has now been submitted along with a change in parking layout and the strengthening of boundaries. Units 2 and 3 have now been combined into 1 unit to reflect market demand. Retail and restaurant units will only operate between 6 a.m. to 11 p.m. each day and only the electric car charging points would be 24/7. The car park would be controlled outside these trading hours using ANPR cameras. The number of car parking spaces has been reduced to 87 (including 7 accessibility space and 10 EV charging) as opposed to 112 previously, there will be 3 waiting bays, 30 cycle bays including 16 secure bays.

Recommendation:- Would recommend that the original decision stand to raise no objections with the caveats.

Witham Town Council – Planning Application Report

Application No:- 23/00874/ADV

Address:- Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham Essex

Ward:- South

Proposal:- Installation of: 3NO Double 1NO Single - Freestanding internally illuminated digital menu signs 2NO. Banner units 1NO. internally illuminated play land sign 18NO. Dot signs comprising of: 2NO Accessible bays, 2NO Parked order bays, 3NO litter, 2NO No entry, 2NO Pedestrian crossing, 2NO Give way, 3NO Look left and 2NO Look right.

Relevant Site History:-

Representations:-

Summary:- Following revision of the layout there are some minor changes to the signage which includes signage to the back of the units being reduced.

Recommendation:- This application was considered in June last year and raised no objection. Would suggest the decision stands.

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
24/00806/FUL - 20 Shortridge Court Witham Essex CM8 1ET	Replacement of 5 No. PVCu windows on front and rear elevations	Application Permitted	No objection	
24/00774/HH - 16 Saxon Drive Witham Essex CM8 2HL	Proposed front porch extension and change of roof form to garage	Application Permitted	No objection	
24/00824/FUL - The Saxon Arms Gershwin Boulevard Witham Essex CM8 1FQ	Erection of a substation, six ultra-rapid electric vehicle charge points and associated electrical infrastructure	Application Refused on the grounds that the substation would have an unacceptable impact on the street scene.	Recommended approval	

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The Great Grid Upgrade – Norwich to Tilbury

Agenda Item 11

On Tuesday, 14th May 2024 there was a public consultation regarding the above.

The new infrastructure will run north of Witham between Silver End and Rivenhall crossing the Cressing Road and go between White Notley and Faulkbourne. The reason why this new infrastructure will be required by 2030 is that the off-shore wind turbines will be operational and if not NG will have to pay compensation to the power generator.

We took the opportunity to ask a representative a number of pertinent questions.

Rivenhall Incinerator

We asked whether Nation Grid (NG) were aware of the incinerator at Rivenhall and the potential for electricity generation.

Apparently they are aware. It was explained that NG keep abreast of new sources of electricity generation and will need to provide the infrastructure to get the power on line.

It confirmed that they are responsible for taking electricity to where it is needed and not responsible for generation of electricity.

Underground Cables

We asked about underground cables and the swathes of land that would be disrupted when the cables are buried. They would need to be one metre deep and separated from each other hence the wide trench that would be required.

Off-shore Cables

This has been mooted as a compromise but of course it would disrupt the bio-diversity of the sea bed. When asked it was explained that for every on-shore cable, three would be required off shore. Six new 'sub-stations' would be required along the shore line plus pylons to bring the power to its required location.

Existing Network

There are existing cables running to the north of Witham but apparently low wattage on poles rather than pylons. It would appear from maps that these would be decommissioned and new pylons installed.

Traffic generation

When this item first came up for discussion, a member of the public complained about disruption which would be caused by the additional traffic during the construction stage. We were assured that every effort would be taken to reduce disruption. The cabling would be done in sections, rather

like the A12 widening, and that local conditions would be taken into consideration. Page 46 and 47 of the Project Background Document gives details of the construction.

Compensation

We asked too about whether local authorities would be able to obtain financial assistance to improve facilities for those who will be affected by this scheme and this would be available.

Health issues

In the past there had been lots of concerns about the possible harm caused by overhead cables. We were assured that whilst there is no evidence to support this, the NG try to route its cables away from the population.

Need for Electricity

We must remember that in Witham it was necessary to build a gas turbine at Cut Throat Lane to augment electricity supply in the town. We will need this clean electricity which will come from the wind turbines in the North Sea.

GK/15.5.2024

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