



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

AGENDA

Meeting of: **Planning Applications & Transport Sub-Committee**

Date: **Tuesday, 23rd July 2019** 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.C.	Goodman	(Chairman)
		Mrs A.	Kilmartin	(Vice Chairman)
		Mrs S.	Ager	
		K.L.	Atwill	
		P.R.	Barlow	
		J.C.	Bayford	
		S.E.	Hicks	
	Miss C.		Jay	
		M.C.M.	Lager	
	Mrs S.C.		Lager	
		C.S.	Livermore	
		T.A.	Pleasance	
		R.P.	Ramage	
		P.M.	Ryland	
	Miss M.L.		Weeks	
		R.	Williams	

1. APOLOGIES

To receive apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting held on 8th July 2019 (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.

5. **CLERK'S REPORT**

To receive a verbal report from the Clerk on any matters arising from the 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 committee clerk.*

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](#)).

10. **VEHICLE ACTIVATED SIGNS**

To note that the Town Council has been advised by Essex County Council that speed surveys will be required for any site where a VAS is to be installed. How do Members wish to proceed?

11. **ESSEX COUNTY COUNCIL (VARIOUS ROADS (LODGE FARM DEVELOPMENT) WITHAM) (20 MPH ZONE)**

To receive the Public Notice regarding the above ([attached](#)).



James Sheehy
Town Clerk
GK/15.7.2019

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.

19/01116/DAC	Unit B1 Eastways Witham Essex CM8 3YQ	Central	Application for approval of details reserved by condition 3 of approved application 17/02294/FUL
19/01113/PLD	Cobblers 39 Chipping Hill Witham Town Witham Essex CM8 2JT	North	Installation of a replacement door and window
19/01133/LBC	66 Newland Street Witham Essex CM8 1AH	Central	Application of intumescent paint and accessories to ceilings and walls to provide one hour fire resistance.
19/01241/DAC	Cullen Mill 49 Braintree Road Witham Essex CM8 2DD	North	Application for approval of details reserved by condition nos. 3 and 4 of approved application 18/01598/LBC
19/01214/DAC	4 Perry Road Witham Essex CM8 3YZ	Central	Application for approval of details reserved by condition 5 of approved application 18/01207/FUL - Erection of extension to industrial unit
19/01126/LBC	Hold The Anchovies, 68 Newland Street, Witham	Central	2No externally illuminated fascia signs

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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.

19/01196/FUL	The Victoria PH Powers Hall End Witham Essex CM8 1LT	West	Construction of two detached dwellings.
19/01159/FUL	Warwick House 48 Collingwood Road Witham Essex CM8 2DZ	Central	Alterations to fenestration and addition of external staircase
19/01040/FUL	Land Adjacent To Lodge Farm Hatfield Road Witham Essex	Hatfield	Infrastructure application the provision of extension to primary road network with associated footpath, cycleway, necessary drainage infrastructure, access points and bus gate, within Phase 3 of the Lodge Farm Development, Witham.
19/00171/TPOCON	37 Bridge Street Witham Essex CM8 1BU	South	Notice of intent to carry out works to tree in a Conservation Area - Fell T2 Ash the tree is rear of 35 Bridge Street within private parking for the residents
19/01230/FUL	55 Braintree Road Witham Essex CM8 2DB	North	Subdivision of existing structure to form 2 separate dwellings. Addition of small porch to create new entrance to subdivided structure.
19/01218/ADV & 19/01217/FUL	96 Newland Street Witham Essex CM8 1AH	Central	New Fascia, Projecting and ATM signage to new NBS branding
19/01017/FUL	14 Perry Road Witham Essex CM8 3YZ	Central	Installation of a new steel framed building.
19/00991/FUL	56 Chalks Road Witham Essex CM8 2JG	North	Demolition of existing building & construction of 2 No. two bed houses and associated external works.

Witham Town Council – Planning Application Report

Application No:- 19/01196/FUL

Address:- The Victoria PH Powers Hall End Witham Essex CM8 1LT

Ward:- West

Proposal:- Construction of two detached dwellings.

Relevant Site History:- 19/00788/FUL - Change of Use of the public house to single detached house. The Town Council considered this application on 28th May 2019 and recommended the application for approval.

Representations:-

Summary:- The proposal is to build two four-bedroom detached houses in the former car park of the Victoria Public House. In the design statement it says that each house will have car parking spaces for two vehicles and a turning space to allow vehicles to enter the road in forward gear. The plans appear to indicate that up to four vehicles could in fact park on each site.

Recommendation:- The site would apparently be within the town boundary, surrounded by housing on three sides and fields to the north. Vehicle movements would probably be comparable to when the public house was open. I would recommend that no objection be made.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01159/FUL

Address:- Warwick House 48 Collingwood Road Witham Essex CM8 2DZ

Ward:- Central

Proposal:- Alterations to fenestration and addition of external staircase

Relevant Site History:- 19/01118/COUPA - Change of Use from Office to dwelling house. The Town Council considered this application on 8th July 2019 and recommended no objection.

Representations:-

Summary:- This application is for alterations to windows and the addition of an external staircase in preparation to turning this building into a dwelling house. At the front of the building it is proposed to have glazed units put into the existing circular brick detail and a dormer window fitted into the middle of the roof. There will be two light wells to each side of the front door and the existing bay window will be extended downwards. On the back roof there would be two roof windows and likewise on both sides of the house it is proposed to have two roof windows. On the right side of the house there will be an external staircase down to an outdoor seating area. The three basement windows will be replaced with french doors. Another window will be replaced with a door and the 'annex' to the back will have a french door fitted. On the left side of the house the existing vandalism bars will be removed and three light wells fitted to allow for natural light into the basement.

Recommendation:- The new windows will be in keeping with the style of the house and therefore no objection should be offered for the alterations to fenestration and the addition of the external staircase.

Witham Town Council – Planning Application Report

Application No:- 19/01040/FUL

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

Ward:- Hatfield

Proposal:- Infrastructure application the provision of extension to primary road network with associated footpath, cycleway, necessary drainage infrastructure, access points and bus gate, within Phase 3 of the Lodge Farm Development, Witham.

Relevant Site History:-

Representations:-

Summary:- This is Phase 3 infrastructure application including the provision for a bus gate to Allectus Way. The intention is that buses will enter the estate from Hatfield Road and exit onto Allectus Way. The primary road will be 6.75m in width and will include a raised table at the junction connecting to the Primary School. There is provision for a 3m wide shared footpath/cycleway.

Recommendation:- Recommend no objection

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00171/TPOCON
Address:- 37 Bridge Street Witham Essex CM8 1BU
Ward:- South

Proposal:- Notice of intent to carry out works to tree in a Conservation Area - Fell T2 Ash the tree is rear of 35 Bridge Street within private parking for the residents

Relevant Site History:-

Representations:-

Summary:- This application for a tree in the parking area behind 35 Bridge Street. The application states that the tree is approx 45 - 50 foot tall and splits into three separate trunks at the base. There are apparently lots of dead branches which have been falling onto cars and residents are concerned about its stability. The Tree Warden has been asked to make a site visit and give his views.

Recommendation:- Await Tree Warden's advice.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01230/FUL
Address:- 55 Braintree Road Witham Essex CM8 2DB
Ward:- North

Proposal:- Subdivision of existing structure to form 2 separate dwellings. Addition of small porch to create new entrance to subdivided structure.

Relevant Site History:- 18/01715/FUL - Demolition of an existing single storey structure and erection of a new detached house. Recommended for refusal on 15th October 2018 on the grounds of over development of site and lack of amenity space.

Representations:-

Summary:- Members will remember this site. The proposal now is to convert the existing premises into two separate dwellings - 1 bedroom, single storey dwelling and a 2 bedroom house. A porch would be built on the single storey dwelling. There would be parking for four vehicles and an area for refuse bins.

Recommendation:- The house is set off a narrow driveway which serves an additional four homes. The Design and Access Statement says that it is a large plot but there would be little amenity space for either property (111m² and 73.5m² respectively). Recommend Refusal on the grounds of lack of amenity space and increase in vehicular movements onto a narrow drive.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01218/ADV & 19/01217/FUL
Address:- 96 Newland Street Witham Essex CM8 1AH
Ward:- Central

Proposal:- New Fascia, Projecting and ATM signage to new NBS branding

Relevant Site History:-

Representations:-

Summary:- This is the Nationwide Building. They propose to undertake improvements to the shop front. The building is not listed but is in the Conservation Area. It is proposed to install a new fascia board with an internally illuminated 'Nationwide' lozenge. The ATM will be retained but have a new illuminated external surround. There will be a new externally illuminated projecting sign measuring 600mm square.

Recommendation:- The only concern would be the internally illuminated fascia - as a wooden externally illuminated fascia would be more in keeping in the Conservation Area.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/01017/FUL
Address:- 14 Perry Road Witham Essex CM8 3YZ
Ward:- Central

Proposal:- Installation of a new steel framed building.

Relevant Site History:-

Representations:-

Summary:- The application is for a new grey steel framed building in Perry Road This was formerly the old mower repair shop, just past the Recycling Centre. The new building will be 16m by 12m and will be used for motor repairs and MOT testing. The original building which was concrete slot with an asbestos roof is getting removed. There will be six full time members of staff with the premises operating from 8.30 to 17.30 weekdays and on Saturday 8.30 to 12.30 - no Sundays or Bank Holidays.

Recommendation:- Recommend Approval

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 19/00991/FUL

Address:- 56 Chalks Road Witham Essex CM8 2JG

Ward:- North

Proposal:- Demolition of existing building & construction of 2 No. two bed houses and associated external works.

Relevant Site History:-

Representations:- There are two objections to this application regarding the position of the houses and parking provision.

Summary:- The proposal is to demolish an existing commercial building in Chalks Road (near to the corner with Church Street). In its place it is proposed to build a pair of semi detached. These houses would be forward of the existing building line. The houses would be set back 7.1 from the roadway, there is no footpath on this side of the road. The houses would be two bedroom with gardens a maximum of 6m in depth, giving 33.5m² and 30m² gardens in total.

Recommendation:- Chalks Road is a mix of houses, detached, semis and bungalows. Although two bedroom, there would only be one parking space. Recommend refusal on the grounds of overmassing of the site.

Policy References:-

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APPLICATION	DESCRIPTION	BDC DECISION	TOWN COUNCIL COMMENTS
19/00233/DAC - Land Adjacent To Lodge Farm Hatfield Road Witham Essex	Application for approval of details reserved by condition 9 of approval 15/00430/OUT - Outline application with all matters reserved other than strategic access point onto 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 purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping.	Application Permitted	No objection
19/00590/HH - 22 Augustus Way Witham Essex CM8 1HH	Construction of car port to front of existing garage with storage space above and alteration to existing garage roof.	Application Refused	Recommend Refusal on the grounds that the proposed development would be of net detriment to the area by way of altering the street scene in addition to causing a loss of light to neighbouring properties. In addition, Members considered that the proposals would likely constitute to an over massing of the site which has already been subject to significant development.

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Public notice

Agenda Item 11

The Essex County Council (Various Roads (Lodge Farm Development), Witham) (20mph Zone) Order 201*

Notice is hereby given that Essex County Council proposes to make the above Order under Sections 84(1) (a) and (2) and Part III of Schedule 9 of the Road Traffic Regulation Act 1984.

The effect of the Order: To introduce a 20mph zone on the following lengths of roads (Lodge Farm Development), Witham in the District of Braintree:

Road	Description
Ager Road, Witham	From its junction with Joslin Avenue, south westwards for a distance of approximately 320 metres.
Bones Croft, Witham	For its entire length.
Bradshaw Gardens, Witham	For its entire length.
Butcher Row, Witham	For its entire length.
Claydon Grove, Witham	For its entire length.
Collar Way, Witham	For its entire length.
Hooten End, Witham	For its entire length.
Ingles Drive, Witham	From a point approximately 8.5 metres north west from the roundabout with Hatfield Road, in a north westerly direction to its junction with Ager Road/Joslin Avenue.
Joslin Avenue, Witham	For its entire length.
Pavelin Avenue, Witham	For its entire length.
Road 1, Witham	From its junction with Ager Road, in a north westerly direction for a distance of approximately 17 metres.
Seaborn Drive, Witham	For its entire length.
Bright Avenue, Witham	For its entire length.
Stoneham Close, Witham	For its entire length.
Adams Croft, Witham	For its entire length.

Further details: A copy of the draft Order, a copy of this notice, a plan illustrating the proposal and a Statement of Reasons may be examined at all reasonable hours at Essex County Council, County Hall E block main reception, Market Road, Chelmsford; Braintree District Council, Causeway House, Braintree and Witham Library, 18 Newland Street, Witham. These documents are also available via the Essex Highways website: <http://www.essexhighways.org/Transport-and-Roads/Highway-Schemes-and-Developments/Traffic-Regulation-Orders.aspx>.

Objections: Anyone who wishes to object to the proposed Order should send the grounds for their objection in writing to 'TRO Comments, Network Assurance, Seax House, 2nd Floor, Victoria Road South, Chelmsford, Essex, CM1 1QH' or e-mail to TrafficRegulation.Order@essexhighways.org quoting reference TRAF/7005, by 2 August 2019.

Dated: 11 July 2019

County Hall,
Chelmsford

Essex County Council
Network Assurance

**The Essex County Council (Various Roads (Lodge Farm Development),
Witham) (20mph Zone) Order 201***

Statement of Reasons

The County Council is proposing to implement and to introduce a 20mph Zone to reduce vehicular speeds and improve road safety for residents and pedestrians.

It is Essex County Council's policy that new housing estate roads are constructed to ensure, as far as is possible, that vehicle speeds are 24mph or below. This is done via the introduction of a 20mph zone and a variety of physical measures.

The roads on this estate have been constructed in accordance with this policy and a 20mph zone is proposed to reinforce the physical measures which include road tables.

This order conforms to Essex County Council Policy including the Essex Design Guide and Essex Speed Management Strategy, and as contained within the Highways Act 1980 Section 38 Agreement.