

Minutes

Witham Area Committee

28th March 2006



Present:

Councillors	Present	Councillors	Present
J E Abbott	Yes	P A Heath	Yes
P R Barlow	Yes	P J Hughes	Yes
K E Bigden (Vice-Chairman)	Yes	M C M Lager	Yes
K D Boylan	Apologies	Ms J S M Martin	Yes
Dr R L Evans (Chairman)	Yes	R G S Mitchell	Yes
D M Finch	Apologies	Mrs J B Reekie	Yes
T J W Foster	Yes	Mrs K E Tearle	Apologies
Mrs M E Galione	Yes	R A G Tincknell	Apologies
J E B Gyford	Yes	P J R Turner	Apologies

Members of the Committee wished to express their condolences to Councillors Boylan and Mrs Tearle for the loss of their wife/mother.

86 DECLARATIONS OF INTEREST

The following Declarations of Interest were made:-

- ❖ Councillor M C M Lager – as a member of Witham Town Council declared an interest in 06/00174/FUL, 2D Maldon Road, Witham and 06/00221/FUL, 64 Epping Way, Witham.
- ❖ Councillor T J W Foster – as a member of Kelvedon Parish Council declared an interest in 06/00253/FUL, 43 London Road, Kelvedon, 06/00287/FUL, 213A High Street, Kelvedon and 06/00124/FUL, 21 Riverside Way, Kelvedon.
- ❖ Councillor P R Barlow – as a member of Witham Town Council declared an interest in 06/00174/FUL, 2D Maldon Road, Witham and 06/00221/FUL, 64 Epping Way, Witham.
- ❖ Councillor Mrs M E Galione – declared an interest in 06/00170/FUL, 9 The Estate Yard, The Street, Terling and 06/00406/FUL, 4 The Estate Yard, The Street, Terling.
- ❖ Councillor J E Abbott – as a member of the Witham and Countryside Society declared an interest in 06/00174/FUL, 2D Maldon Road, Witham.

In accordance with the Code of Conduct, all Councillors remained at the meeting, unless stated otherwise, and took part in the discussion for all the above items and the vote thereon.

87 MINUTES

DECISION: The minutes of the meeting of the Witham Area Committee held on 28th February 2006 were approved as a correct record and signed by the Chairman, subject to the addition of Councillor Mrs M E Galione's apologies.

88 PUBLIC QUESTION TIME

INFORMATION: There were two statements made, a summary of which is appended to these Minutes.

Any amendments to the Officers' recommendations having taken into account the issues raised by members of the public would be dealt with by conditions, a summary of which is contained within the appropriate minute. Full details of the Decision Notices are contained in the Register of Planning Applications.

89 PLANNING APPLICATIONS APPROVED

DECISION: That the under-mentioned planning applications be approved under the Town and Country Planning Act 1990, including Listed Building Consent where appropriate, subject to the conditions contained in the Development Director's report, as amended below, details of which are contained in the Register of Planning Applications.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/00287/FUL (APPROVED)	Kelvedon	Granville Developments	Erection of two storey rear extension to existing office, 213A High Street.
*06/00124/FUL (APPROVED)	Kelvedon	Mr and Mrs P Tunstall	Erection of single storey rear extension, 21 Riverside Way.

The above application was approved, subject to an additional Informative as follows:
The applicant is advised that concerns were raised in respect of light nuisance within a letter of representation, and although this issue cannot be controlled by the planning system, you are advised that separate legislation will be coming into force in the near future, which will make intrusive lighting a statutory nuisance.

*06/00170/FUL (APPROVED)	Terling	N Summers and P Stavri	Loft conversion with conservation roof lights and erection of conservatory, 9 The Estate Yard, The Street.
*06/00406/FUL (APPROVED)	Terling	Mr And Mrs T Young	Proposed loft conversion (revised application showing existing parking provision), 4 The Estate Yard, The Street.

The above application was approved, subject to an additional Informative as follows:
The applicant is respectfully requested that any additional car parking provision should be located to the rear of the site as opposed to parking on the forecourt".

*06/00174/FUL	Witham	Essex Golf Union	Replacement of upvc shop front
---------------	--------	------------------	--------------------------------

(APPROVED)

and first floor windows together with ground floor side windows and door in double glazed powder coated aluminium, 2D Maldon Road.

*06/00221/FUL
(APPROVED)

Witham

Richard Paul
Sargeant

Erection of garden hobby workshop, 64 Epping Way.

90 PLANNING APPLICATION REFUSED

DECISION: That the undermentioned planning application be refused for the reasons set out below.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/00253/FUL (REFUSED)	Kelvedon	Derek Warburton	Proposed erection of 3 no. 2 bedroom flats with associated parking, 43 London Road.

Reasons for Refusal

Policies CS2, BE1 and H4 of the Essex and Southend-on-Sea Replacement Structure Plan and Policies RLP3, RLP9 and RLP90 of the Braintree District Local Plan Review state that development will only be permitted where it satisfies amenity, design, environmental and highway criteria. In this case it is considered that the bulk, form and footprint of the development proposed, being three storeys in height, would result in an unacceptable form of development and an uncharacteristically large bulky built form, which would be out of character with the pattern of surrounding residential development and the prevailing two storey built form of the adjacent terraced housing, to the detriment of the street scene and the visual amenities of the locality.

It is also considered that the proposal would have a detrimental impact upon the adjacent residential property in terms of loss of natural light, which would be exacerbated by the height and footprint of the proposed development, given that it would extend considerably further beyond the built form of the adjacent property. In addition, due to the proximity of the property boundary the proposal would also have an unacceptable overbearing impact, to the detriment of neighbouring residential amenity.

91 PLANNING APPLICATION WITHDRAWN

DECISION: That the undermentioned planning application be withdrawn from the agenda at the applicant's request.

<u>Plan No.</u>	<u>Location</u>	<u>Applicant(s)</u>	<u>Proposed Development</u>
*06/00081/FUL (WITHDRAWN)	Hatfield Peverel	Mr & Mrs Brown	Erection two storey side extension, 12 Beech Rise.

Witham Area Panel – 13th December 2005

DECISION: That the minutes be received and noted.

PLEASE NOTE: The full list of standard conditions and reasons can be viewed at the Office of the Development Director, Council Offices, Causeway House, Bocking End, Braintree, Essex, CM7 9HB.

(Where applications are marked * this denotes that representations were received and considered by the Committee).

The meeting closed at 8:25pm.

DR R L EVANS
(CHAIRMAN)

APPENDIX

WITHAM AREA COMMITTEE

28th February 2006

PUBLIC QUESTION TIME

Summary of Questions Asked / Statements Made During Public Question Time

1. Statement Relating to Application No. 06/00124/FUL – 21 Riverside Way, Kelvedon

Statement by Mr Craig Martin, 7 Dunlin Court, Kelvedon

- No other similar size extension on the estate
- Current property on a modest size plot – not large rear gardens
- Proposed extension extends entire width of the house
- Land slopes downwards towards their property
- Increase in overlooking
- As the land slopes Mr Martin can see over the fence and into the proposed extension
- Any proposed new patio area would be close to the boundary fence
- No objection in principle to an extension, but size and scale will be too dominant.

2. Statement Relating to Application No. 06/00174/FUL - 2D Maldon Road, Witham

Statement by Mr John Palombi, Witham & Countryside Society

- Modern Building
- Has traditional shop front until it was removed without planning permission
- Central to the character of the Conservation Area
- Would set poor precedent
- In his opinion Members should ask for a simple replacement of the original.