

Planning Application No. 19/01533/FUL

The Planning Applications & Transport Committee at Witham Town Council was able to review at its meeting on 30th September 2019 the above-referenced application in respect of ground floor alterations and a proposed single storey rear extension at the commercial premises situated at 95 Newland Street, Witham. As a result of reviewing the application, Witham Town Council recommended REFUSAL on a number of grounds which are detailed at the end of this representation.

Following comments made on 23rd October 2019 by the Historic Environment Team at Essex County Council, revised plans, with particular regard to the fenestration, came before the Town Council's Planning Applications & Transport Committee at its meeting on 27th January 2020.

However, after reviewing the revised plans, the Town Council remains of the opinion that a number of further concerns which it had originally raised, in addition to those relating to building materials, have not been addressed by submission of those plans.

While Witham Town Council welcomes the fact that the application looks to bring back into use erstwhile vacant premises, it wishes to reiterate that the property in question, although built in the 1960s, occupies a prominent position in the centre of a Conservation Area and that, therefore, any alterations to the building must unequivocally be in compliance with Braintree District Council's own policies ADM63/RLP 95 and RLP96 which references "*that a building in the Conservation Area should enhance the character and appearance and that building materials are authentic and complementary to the building's character*".

Therefore, Witham Town Council maintains its position as originally conveyed on 2nd October 2019 and recommends to Braintree District Council Planning Committee that this application be **REFUSED** on the following grounds:-

- Timber framed windows and doors should be used in the Conservation Area;
- Lack of detail regarding lighting of the front of the building;
- That the roof of the mortuary should be gabled;

- There is no information with regard to hours of operation;
- There is no clarity as to how access will be achieved into the mortuary.

Reference to lack of advice from the Listed Buildings Officer as indicated in Witham Town Council's original letter dated 2nd October 2019 is removed as subsequent correspondence dated 23rd October 2019 and 3rd February 2020 has now been submitted by the Historic Environment Team at Essex County Council.

*Cllr John Goodman
Chairman
Planning Applications & Transport Committee
Witham Town Council*

10th May 2020