



Please note later start time of 7.00pm

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **29th June 2026**

Time: **7.00 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 (Chair)
J. Robertson (Vice Chair)
E. Adelaja
J.M. Coleman

L. Headley
R. Playle
R. Ramage
E. Williams

Nikki Smith
Town Clerk
GK/JB/24.06.2026

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 15th June 2026 (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

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).

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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
26/01304/HH	33 Laurence Avenue, Witham, Essex	South	Proposed rear dormer
26/01181/DAC106	Land North Of Woodend Farm, Hatfield Road, Witham	Hatfield	Application for approval of Schedule 14, Paragraph 2 (Safeguarded Land Strategy) of the S106 agreement for application 19/01896/OUT dated 21st July 2022

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
26/01206/FUL	Witham Town Football And Social Club, Spa Road, Witham	West	Proposed erection of 5 No. double outdoor padel courts with associated canopies and new parking area
26/01275/ADV	The Simarco Stadium, Spa Road, Witham	West	Advertising hoarding
26/01262/HH	91-93 Braintree Road, Witham, Essex	Central	Proposed shared dropped kerb and vehicular crossover to allow vehicle access to front parking areas of the properties
26/01359/TPOCON	Moorfield Court, Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area: T1 Magnolia - reduce height by 1.5 m and crown width by 1 m; T2 Rowan - reduce height by 2 m and crown width by 1.5 m
26/01236/FUL	96 Newland Street, Witham, Essex	Central	Installation of defibrillator and bleed kit cabinets to external wall
26/01213/TPOCON	4 Barnfield Place, Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area: AEEG001 - Buddleia hedgerow - Crown lift to 2.4m over car park. AEET001 - Wild cherry - Crown Lift to 2.4m over carpark, reduce back from streetlight by up to 2m. AEET002 - Rowan - Sever and strip ivy upto 1.5m. AEET004 - Rowan - Crown lift to 2.4m over footpath.

Witham Town Council – Planning Application Report

Application No:- 26/01206/FUL

Address:- Witham Town Football And Social Club, Spa Road, Witham

Ward:- West

Proposal:- Proposed erection of 5 No. double outdoor padel courts with associated canopies and new parking area

Relevant Site History:-

Representations:-

Summary:- The proposal is to erect 5 double and 2 single outdoor padel courts on a triangular piece of land adjacent to the railway line. The courts will have associated canopies in line with the LTA Padel Court design practice and be 3m high with a combination of glazed panels and mesh fencing. The land currently has an advertising hoarding which will be removed as part of the application. There will be a new parking area offering 12 car parking spaces plus a disable bay.

Recommendation:- Padel ball is a popular sport and this seems an excellent facility for the town using an under-utilised area. Would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01275/ADV

Address:- The Simarco Stadium, Spa Road, Witham

Ward:- West

Proposal:- Advertising hoarding

Relevant Site History:-

Representations:-

Summary:- The proposal is to remove part of the existing hoarding at the football club as part of the development of Padel courts which is along the edge of the football pitch and replace it along the boundary line. The hoarding will have a width of 48m by 0.5m in depth and be 2.6m above the ground to the base of the hoarding.

Recommendation:- The hoarding at the Football Club is primarily for train passengers to see. It will not be a danger to road users and on balance despite its size and height above the ground would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01262/HH

Address:- 91-93 Braintree Road, Witham, Essex

Ward:- Central

Proposal:- Proposed shared dropped kerb and vehicular crossover to allow vehicle access to front parking areas of the properties

Relevant Site History:-

Representations:- A neighbour has complained that she would be unable to park in the layby if there were a dropped kerb. She states that this is a privately owned lay-by and has shared access between 8

Summary:- The proposal is for a shared dropped kerb with vehicular crossover to dwellings in Braintree Road. The houses are by the bus lay-by which has been a problem in the past as vehicles block existing driveways. In March we were contacted as to whether we would have any objections to bus stop marking being installed.

Recommendation:- Planning consent is required for this proposed dropped kerb as it is on a Classified B road. A site visit has taken place to confirm details. Essex County Council was proposing to put Bus Stop markings in the lay by which was always thought to be used by commuters. It is not as stated by the complainant a private lay by. You will see from the street view photos and confirmed by the site visit that the complainant does not live directly off the lay by but to one side. There are double yellow lines outside her house which has a paved front garden and a dropped kerb. By creating dropped kerbs it does stop motorists parking but as it is a bus stop cars should not stop there anyway. I would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01359/TPOCON

Address:- Moorfield Court, Newland Street, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: T1 Magnolia - reduce height by 1.5 m and crown width by 1 m; T2 Rowan - reduce height by 2 m and crown width by 1.5 m

Relevant Site History:-

Representations:-

Summary:- T1 Magnolia - reduce height by 1.5 m and crown width by 1 m; T2 Rowan - reduce height by 2 m and crown width by 1.5 m

Recommendation:- This looks like regular maintenance but the the Tree Warden has been asked to comment.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01236/FUL

Address:- 96 Newland Street, Witham, Essex

Ward:- Central

Proposal:- Installation of defibrillator and bleed kit cabinets to external wall

Relevant Site History:-

Representations:-

Summary:- Installation of defibrillator and bleed kit cabinets to external wall

Recommendation:- Although the building is in the conservation area of the main High Street, the equipment they are proposing to install is of significant value to the residents and visitors to Witham. Would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01213/TPOCON

Address:- 4 Barnfield Place, Newland Street, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: AEEG001 - Buddleia hedgerow - Crown lift to 2.4m over car park. AEET001 - Wild cherry - Crown Lift to 2.4m over carpark, reduce back from streetlight by up to 2m. AEET002 - Rowan - Sever and strip ivy upto 1.5m. AEET004 - Rowan - Crown lift to 2.4m over footpath.

Relevant Site History:-

Representations:-

Summary:- AEEG001 - Buddleia hedgerow - Crown lift to 2.4m over car park. AEET001 - Wild cherry - Crown Lift to 2.4m over carpark, reduce back from streetlight by up to 2m. AEET002 - Rowan - Sever and strip ivy upto 1.5m. AEET004 - Rowan - Crown lift to 2.4m over footpath.

Recommendation:- This looks like regular maintenance but the the Tree Warden has been asked to comment.

Policy References:-

Agenda Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
26/01008/HH - 36 St Nicholas Road Witham Essex CM8 2JE	Single storey rear extension and associated alterations	Application Granted	No Objection
26/00856/LBC - Jacksons Farm Maltings Lane Witham Essex CM8 1DZ	Proposed single storey side and rear extension with pitched roof	Application Refused	No Objection
26/00825/HH - Jacksons Farm Maltings Lane Witham Essex CM8 1DZ	Proposed single storey side and rear extension with pitched roof	Application Refused	No Objection subject to the advice of the Listed Buildings Officer.
26/00750/LBC - 90 - 92 Newland Street Witham Essex CM8 1AS	Installation of a hanging sign to the front elevation, with internal vinyl window stickers and vinyl business lettering above the entrance door.	Application Granted	Recommend refusal for the vinyl stickers on the fascia over the door contrary to LPP 55 but offer no objection to the hanging sign or vinyl letters in the window and subject to the advice of the Listed Buildings Officer.
26/00984/FUL - Unit 4 Griggs Way Witham Essex CM8 1ZR	Installation of an external seating area.	Application Granted	No Objection subject to sufficient customer refuse collections points being located close to the external seating area.

Application & Address	Proposal	BDC Decision	WTC Decision
26/00985/ADV - Unit 4 Griggs Way Witham Essex CM8 1ZR	Signage to include: Two internally illuminated fascia signs One internally illuminated projecting sign	Application Granted	No Objection subject to the advertising lights being switched off when the premises are closed.
26/00896/HH - 30 Collingwood Road Witham Essex CM8 2DZ	Proposed single-storey rear extension, a first-floor rear extension and loft conversion incorporating a rear hip-to-gable roof alteration and installation of two rooflights.	Application Granted	No Objection
26/00890/HH - 32 Highfields Road Witham Essex CM8 2HJ	Proposed replacement single storey rear and side addition with carport and continued front storm shelter roof addition.	Application Granted	No Objection

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