



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Tuesday, 22nd July 2025** 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.	Robertson	(Chairman)	L.	Headley
J.C.	Coleman	(Vice Chairman)	R.	Playle
E.	Adelaja		R.	Ramage
P.	Barlow		A.	Sloma
J.M.	Coleman		E.	Williams

Nikki Smith
Town Clerk
16.7.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 7th July 2025 (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 8).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive an update.

11. PROPOSED 20 MPH ZONE FOR THE GIMSONS ESTATE

To receive the Notice of Intention for the proposed 20 mph zone on the Gimsons estate ([attached](#) at page 10).

12. EXCLUSION OF THE PRESS AND PUBLIC

At this point, the Chair will move the following resolution: Under the Public Bodies (Admissions to Meetings) Act 1960 S.1(2) and in accordance with Standing Order 3(d), the press and public should be excluded from the remainder of the meeting due to the confidential nature of the business to be transacted.

13. VEHICLE ACTIVATED SIGNS

To receive a report ([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.

25/00743/VAR	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	Variation of Condition 1 (Approved plans) of approved application 21/00249/REM granted 12.11.21 for: Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phases 3b and 4 comprising 216 dwellings with associated landscaping, public open space (including allotments), and parking, pursuant to outline planning permission 15/00430/OUT (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, as varied by applications 16/02101/VAR and 17/02176/VAR and current application 20/01571/VAR.) Variation would allow:- Amendment to the landscaping to the north of the site to include a vehicle restraint crash barrier and revised hard and soft landscaping than that previously approved.
25/00748/VAR	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	Variation of Condition 1 (Approved plans) of approved application 19/02228/REM granted 10.03.20 for: Application for approval of Reserved Matters for 'Appearance', 'Landscaping', 'Layout' and 'Scale' for Phases 3A comprising 72 dwellings with associated landscaping, access and parking, pursuant to outline planning permission 17/02176/VAR (Application for removal or variation of Condition 4 of planning approval 15/00430/OUT & 16/02101/VAR - Minor alterations to the Illustrative Masterplan and Parameter Plans - 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). Variation would allow:- Amendment to the landscaping to the north of the site to include a vehicle restraint crash barrier and revised hard and soft landscaping than previously approved.

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.

25/01386/VAR	111 - 115 Newland Street, Witham, Essex	Central	Variation of Condition 2 (Approved plans) of approved application 20/00808/FUL granted 15/12/2022 for the residential development comprising of 4no. dwellinghouses and 3no. flats, together with associated works and demolition of single storey outbuilding. Variation would allow the change of roof profile of Plot 7 to create a practical roof junction with the adjoining flat roof and the reduction of the balcony door width to Plot 5 to provide additional internal wall space for sufficient kitchen units to support the flat
25/01504/TPO	17 Armiger Way, Witham, Essex	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order 5/75
25/01597/TPOCON	4 Newland Street Witham Essex CM8 2AQ	Central	Notice of intent to carry out works to trees in a Conservation Area

Witham Town Council – Planning Application Report

Application No:- 25/01386/VAR

Address:- 111 - 115 Newland Street, Witham, Essex

Ward:- Central

Proposal:- Variation of Condition 2 (Approved plans) of approved application 20/00808/FUL granted 15/12/2022 for the residential development comprising of 4no. dwellinghouses and 3no. flats, together with associated works and demolition of single storey outbuilding. Variation would allow the change of roof profile of Plot 7 to create a practical roof junction with the adjoining flat roof and the reduction of the balcony door width to Plot 5 to provide additional internal wall space for sufficient kitchen units to support the flat

Relevant Site History:- 20/00808/FUL - Members considered this application to be over-development, lack of both parking provision and amenity space.

Representations:-

Summary:- We have been asked to comment on this simple variation. Instead of french doors onto the balcony, there will be a single door which will allow additional space for kitchen cupboards. The roofline has also been varied.

Recommendation:- It was thought useful for Members to see this application as they would not have seen the original plans. The variations are small so would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01504/TPO

Address:- 17 Armiger Way, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 5/75

Relevant Site History:- 23/02897/TPO - consent was granted to reduce back to suitable growth points to the northern lateral aspect of the crown to bring back into balance and to remove major dead wood over 75mm in diameter.

Representations:-

Summary:- Sycamore Tree - request to fell & remove stump. A tree survey has recently been carried out on this tree. It would seem that there is a decayed cavity located at the base of the tree and white rot fungal decay extending vertically to 2.5m with internal decay extending 60cm into the stem. Concern was expressed for the potential failure of a major structural limb approximately 12m in length. The tree shows signs of poor vitality and decline. The report recommends removal of the tree

Recommendation:- The Tree Warden has advised that no objections should be raised subject to the advice of the District Council's Landscape Officer and a suitable replacement tree being planted.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01597/TPOCON

Address:- 4 Newland Street Witham Essex CM8 2AQ

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area

Relevant Site History:- 19/00294/TPOCON - Consent was granted to reduce Magnolia Crown to a height of 4.5m, Ilex Aquifolium to a height on 4.5m.

Representations:-

Summary:- Magnolia-Crown reduction to height of 4.5m; Ilex aquifolium-Crown reduction to height of 4.5m; Acer-Fell

Recommendation:- The work to the Magnolia is regular maintenance, likewise for the Ilex Aquifolium which is overhanging. Removal of the acer is acceptable given it is has self seeded. The advice of the Tree Warden has been sought and he has agreed to recommend no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
25/00799/LBC & 25/00798/FUL 9-13 Newland Street Witham Essex CM8 2AF&	Conversion of first floor & loft space incorporating the insertion of 3 No. roof lights, into 9 No.rooms for use as an HMO. Repairs to roof and windows.	Application Refused	Recommended refusal on the grounds of fire safety and high density of proposed dwellings with small amenity living space but would look favourably if the density of dwellings was reduced	
25/01091/HH - 25 Albert Road Witham Essex CM8 2BS	Proposed single storey rear/side extension, addition of window to first floor rear elevation & installation of rooflight to existing extension.	Application Permitted	Raised no objection	

25/00178/VAR - Land north east Witham, Forest Road	Removal of Condition 6 - (off-site highway works at the Morrisons roundabout) of approved application 18/02191/VAR granted 30.06.22 for: Variation of Condition A2 (Approved Plans) of permission 15/00799/OUT granted 14.07.2016 for: Hybrid planning application comprising: (i) full application for 222 dwellings including affordable homes, 279 sq m gross floorspace for retail (Class A1) (or 3 additional dwellings in the event that no operator commits contractually to the retail element), public open space including local equipped area for play, sustainable drainage systems, landscaping and associated development: and, (ii) outline application with all matters reserved for up to 148 dwellings including affordable homes, public open space including allotments, sustainable drainage systems, landscaping and associated development.	Application withdrawn	Raised no objection subject to the involvement of Witham Town Council's Cycling Group on how the money is spent and for consideration to be given as part of this process to making the bottom of Albert Road one-way by opening up the strip of land at the bottom of Cut Throat Lane to allow vehicle access next to the flats at Morrisons
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[Back to Agenda](#)

Agenda Item 11

Public notice

The Essex County Council (Various Roads, Witham) (District of Braintree) (20mph Zone) Order 202*

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 (as amended).

To Implement a '20mph Zone' on the following lengths of road.

Road	Description
River View	From a point approximately 93.0 metres from the junction with Maldon Road for approximately 113.0 metres west.
Cricketers Gardens	From its junction with Riverview, north for approximately 300.0 metres. Including private drives and turning heads.
Otter Vale	From its junction with Cricketers Garden west for approximately 228.0 metres. Including private drives and turning heads.
Leveret Lee	From its junction with Cricketers Gardens northeast for approximately 40.0 metres. Including private drives and turning heads.
Water Vole Close	From its junction with Cricketers Gardens west to its junction with 40.0 metres. Including private drives and turning heads.
Field View	From its junction with Otter Vale southwest for its entire length. Including private drives and turning heads.

Further details: All associated documents for the proposed scheme are available on the Essex Highways website: <http://www.essexhighways.org/Traffic-Regulation-Orders>

If you need to view a hard copy of these documents, please call 07761758317 to arrange a suitable time to inspect the documents quoting the below reference number. Documents can be made available for inspection 8.30am-5.30pm Mon-Thurs and 8.30am-5pm on Friday at Essex County Council, County Hall E block main reception, Market Road, Chelmsford if so required following the current social distancing restrictions. Alternatively, documents can be posted to you upon request.

Objections: Anyone who wishes to object to the proposed scheme should send the grounds for their objection via email to: TrafficRegulation.Order@essexhighways.org

Quoting reference TRAF/8410 By 21 August 2025

Dated:24 July 2025

County Hall,
Chelmsford

Essex County Council
Network Assurance



[Back to Agenda](#)