Witham town council

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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 15th June 2026**

Place: **Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE**

Present:	Councillors		P.	Barlow	(Chair)
			J.	Robertson	(Vice Chair)
			E.	Adelaja	
			J.M.	Coleman	
			L.	Headley	
			R.	Playle	
			R.	Ramage	
			E.	Williams	(arrived 6.15pm)
		Mr	N.	Alsop	(National Highways)
		Ms	S.	Heard	(Vistry Group)
		Mr	M.	Ward	(Vistry Group)
Also in attendance		Cllr	J.C.	Coleman	(arrived at 6.33 p.m.)
			G.	Kennedy	(Planning Officer)
			J.	Brown	(PA to the Council)
			S.	Puckey	(Open Spaces Administrator)

12. APOLOGIES FOR ABSENCE

There were no apologies for absence but Councillor Williams had advised that he would be late.

13. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 1st June 2026 be confirmed as a true record and signed by the Chair.

14. INTERESTS

Councillor Playle declared a non-registerable interest as a Member of Essex County Council.

15. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the public present.

16. A12 UPDATE

The Chair welcomed the Route Manager from National Highways, Mr Alsop, back to the Town Council for an update on the A12.

Members were advised that there were now dates in place, starting from around 13th July 2026 to mid-October 2026, for resurfacing works between Witham and Marks Tey on the A12, which would hopefully incorporate repairs to Woodend Bridge. These works would be overnight and completed in stages, starting with Junction 20b to Junction 22 Northbound. Junctions 24 and 25, both North and Southbound, would be completed next, but not simultaneously, and then there will be targeted repairs overnight between Junctions 22 and 24.

HGVs would be diverted at Boreham, through Panners and back on at Marks Tey and vice versa to alleviate them going through villages. Camera vans to monitor speed and HGV movements could possibly be used.

There would be a website set up which would have live details of the roadworks that are taking place and Witham's Planning Officer would be kept informed.

He explained that a study had been carried out with consultants driving up and down the A12 at different times of day, using the different junctions. An Options Report would be written and a five-year plan created. If National Highways get more funding, they would push for further upgrades. He said that further work would also be required at Boreham interchange and Marks Tey.

In answer to a question, Mr Alsop said that it was hoped to tie in the repairs to Woodend bridge with the Woodend Farm development.

Councillor Williams arrived at this point in the Meeting.

Mr Alsop said that it had been a devastating blow for the A12 widening to be cancelled but the Development Consent Order was live until the end of the year. He suggested that an option to improve safety would be to reduce the speed limit in places to 50 mph and use speed cameras. He said that he would keep the Town Council informed of developments.

The Chair thanked Mr Alsop for his report.

17. WOODEND FARM DEVELOPMENT

The Chair welcomed representatives from Vistry Group, Michael Ward and Samantha Heard, who gave a presentation on the new development.

Members were advised that there was outline consent for 400 units in the Local Plan, which had now dropped to 385 dwellings to meet design requirements, and may drop 2 or 3 more to account for an Early Years facility.

Councillor J.C. Coleman arrived at the Meeting.

The dwellings would be made up of 30% affordable housing spread across the site with the remaining 70% market properties. There would be mainly 2 and 3 bedroom homes with taller, larger properties focused around the central green area and entrances. Four bungalows were planned too. Parking would be at the side of properties and visitor spaces provided. The apartment blocks would have parking in rear courtyards, accessed as an undercroft.

There would be a bus loop and a circular footpath around the whole estate. Unfortunately, due to a ransom strip to the north of the site, it is not possible formally to establish a connection between Woodend Farm and The Mulberries estates.

There would be two green areas within the site which would be passed to a Management Company to look after together with other green infrastructure. There would be allotments incorporated which will be passed to Witham Town Council for future management.

Members were informed that the new roundabout for the site would be in place before any building work could commence with this expected to start around January/February 2027.

The Chair took the opportunity to thank both National Highways and Vistry for attending the meeting and look forward to further updates from them both.

18. PLANNING OFFICER'S REPORT

The Planning Officer explained that she had received a response from Braintree District Council regarding complaints about shop fronts.

It would seem that the original response to our letter last year had not been received.

She detailed the District Council's comments for each of the shops and spoke of the importance of reporting incidents of poor shop fronts as soon as possible.

RESOLVED That the information be received and noted and Members to advise of any further poor shop fronts which need to be reported.

19. PART 1 APPLICATIONS

26/01130/HH — **3 Brick Kiln Cottages, Maltings Lane, Witham**
Proposed first floor side extension over existing side extension with pitched roof, including lean to porch canopy

NO OBJECTION

26/01202/HH — **18, Stevens Road, Witham**
Partial demolition of existing garage; erection of a new hipped roof, construction of a porch with pitched roof, and internal alterations

NO OBJECTION

20. PART 2 APPLICATIONS

26/01207/FUL — **1 – 31 Foxglove Close, Witham**
Replacement roof coverings, gutters and fascias/soffits along with cyclical decorations. Walkway coverings and external door regrading to allow for wheelchair access. Replacement boarding to elevations and new PV panels to roof areas

NO OBJECTION

26/01227/FUL **42 – 74 Calamint Road, Witham**
Replacement roof coverings, gutters, fascias, soffits along with cyclical decorations, walkway coverings and entrance door to allow for wheelchair access. Replacement boarding to elevations and PV roof panels

NO OBJECTION

Cllr J.C Coleman left the Chamber at this point in the Meeting.

21. REVISED PLANS

There were no revised plans.

22. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

23. TACKLING SPEEDING IN WITHAM/20s PLENTY

Data from the Speed Indicator device was received. The Chair advised Members that further potential sites for a SID could be considered. Maldon Road and The Avenue had previously been suggested but further investigation had revealed that there were not obvious appropriate positions. Members suggested asking Witham's Special Sergeant for a recommended site, taking into account safety as well as speed.

RESOLVED That Members look for potential new sites for a SID and that Witham's Special Constable be consulted for recommended locations.

There being no further business the Chair closed the meeting at 7.15 p.m.

Councillor P. Barlow
Chair

GK/JB/16.06.2026