



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Tuesday, 19th August 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
GK/13.8.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 4th August 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 note that there are no Part 1 applications to consider.

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. DELEGATED DECISION

25/01612/TPOCON

9 Old Magistrates Court, Witham

Notice of intent to carry out works to trees in a Conservation Area. Remove sycamore tree to ground level.

To note that due to time constraints a delegated decision in consultation with the Chairman and the Tree Warden was required to be made by Thursday, 14th August 2025. The advice was to recommend refusal on the grounds that the tree, which provides screening and combats global warming, could be managed with regular pollarding but if the District Council's Landscape Officer allows the felling a suitable replacement tree should be planted and be subject to a Tree Preservation Order.

10. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#) at page 9).

11. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a report ([attached](#) at page 11).

12. GREAT GRID UPDATE

To receive an update ([attached](#) at page 12 and electronic link [newsletter](#)).

13. BUS SURVEY

Details of another bus survey have just been received and can be viewed on –

<https://consultations.essex.gov.uk/essex-highways/better-connected-essex/consultation/>

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
25/01697/TPOCON	St Nicholas Church Witham Essex CM8 2SJ	North	Notice of intent to carry out works to trees in a Conservation Area: T1 - Prunus Cerasifera Nigra (Cherry Plum) - Pollard tree
25/01549/HH	35 The Paddocks Witham Essex CM8 2DR	Central	Proposed two storey extension to side rear of 35 The Paddocks to form a dining room and master bedroom area at first floor, with pitched roof to the side/rear
25/01432/FUL	144 Honeysuckle Way Witham Essex CM8 2YD	West	Proposed siting of an InPost parcel locker
25/01725/HH	32 Avenue Road Witham Essex CM8 2DP	Central	Proposed single storey side/rear extension. Proposed hip to gable roof extension, insertion of rear dormer & 3 front rooflights to enable loft conversion. Alterations to fenestrations
25/01782/TPO	30 Powers Hall End, Witham, Essex	West	Notice of intent to carry out works to tree protected by Tree Preservation Order 7a/80

Witham Town Council – Planning Application Report

Application No:- 25/01697/TPOCON

Address:- St Nicolas Church Witham Essex CM8 2SJ

Ward:- North

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: T1 - Prunus Cerasifera Nigra (Cherry Plum) - Pollard tree

Relevant Site History:-

Representations:-

Summary:- This is a very poorly tree on the approach to St Nicolas Church. It has been subject to sudden limb drop and is badly diseased. The proposal is to try and pollard the tree to try and save it but if not to fell and replace. The Tree Warden has been asked to comment.

Recommendation:- The proposal seems reasonable and advice has now been received from the Tree Warden who agrees to recommend no objection subject to the advice of the District Council's Landscape Officer although he feels that the tree will need to be felled.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01549/HH

Address:- 35 The Paddocks Witham Essex CM8 2DR

Ward:- Central

Proposal:- Proposed two storey extension to side rear of 35 The Paddocks to form a dining room and master bedroom area at first floor, with pitched roof to the side/rear

Relevant Site History:-

Representations:-

Summary:- This four bedroom dwelling is at the end of The Paddocks off the 'private drive'. The proposal is to extend to the south of the dwelling which is at the rear of the house. The house is orientated in such a way that it is side-ways on to the drive so that the extension will bring the property closer to the side of neighbour's property and their flank wall. At present there are two first storey windows and french doors into the side section of the garden. The proposed extension would create a dining room and extended kitchen on the ground floor and a principal bedroom suite. The extension would measure approximately 7m by approx 3m.

Recommendation:- The Paddocks is in the Conservation Area. This is a large house and the extension is probably increasing its size by as much as a third. The proposed extension will be 2m from the boundary, which is a tall, brick wall. There is no change to parking provision. Unfortunately there is no indication of garden size. I think on balance no objection should be raised.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01432/FUL

Address:- 144 Honeysuckle Way Witham Essex CM8 2YD

Ward:- West

Proposal:- Proposed siting of an InPost parcel locker

Relevant Site History:-

Representations:-

Summary:- This is an unusual one. Planning consent is being requested for the siting of a parcel locker in the car park to this convenience store. The locker would be positioned adjacent to the boundary fence.

Recommendation:- Braintree District Council, Environmental Health has commented on this application. They are concerned that the locker would be adjacent to the neighbouring residential garden and the potential for noise. They have sought additional information and I would therefore recommend refusal at this time on the basis of potential adverse impact (noise) on neighbours.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01725/HH

Address:- 32 Avenue Road Witham Essex CM8 2DP

Ward:- Central

Proposal:- Proposed single storey side/rear extension. Proposed hip to gable roof extension, insertion of rear dormer & 3 front rooflights to enable loft conversion. Alterations to fenestrations

Relevant Site History:-

Representations:-

Summary:- This is a three bedroom detached house. The proposal is to demolish an existing rear conservatory and erect a single storey extension along the back of the house extending 4m into the garden to create a bigger kitchen and dining room, utility and wetroom. A bedroom will be created in the attic with ensuite and dressing area. To accommodate the loft conversion the roof line will change from hip to gable. The front elevation will have 3 velux roof lights and the back will have a large dormer.

Recommendation:- This section of Avenue Road is not in the conservation area. There are an eclectic style of houses but to create a gabled roof when there had been a hipped would adversely affect the street scene. There is also potential for overlooking at the rear. I would therefore recommend refusal on the grounds of detrimental impact on the street scene and potential for overlooking neighbouring properties.

Policy References:- LPP36d and e

Witham Town Council – Planning Application Report

Application No:- 25/01782/TPO

Address:- 30 Powers Hall End, Witham, Essex

Ward:- West

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order 7a/80

Relevant Site History:-

Representations:-

Summary:- T1 Beech - Fell to single stem, fell to ground level. T2 Horse Chestnut- Single dead standing stem, to be felled to ground level. The applicant has stated that the mature beech tree has had a limb previously fall onto the highway and there is a suggestion of disease.

Recommendation:- The Tree Warden has been asked to advise.

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision
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Agenda Item 10

25/01388/HH - 92 Powers Hall End Witham Essex CM8 1LS	Proposed driveway with permeable surface, including vehicle crossover, retaining wall, EV charging point & dropped kerb.	Application Permitted	Raised no objection
25/01301/LBC - The Battesford Court 100 Newland Street Witham Essex CM8 1AH	Installation of upgraded Wi-Fi infrastructure.	Application Permitted	Raised no objection subject to the advice of the Listed Buildings Officer
25/01275/HH 10 Cricketers Gardens Witham Essex CM8 1ZS	Proposed rear conservatory	Application Permitted	No Comment
25/01208/HH - 16 Britten Crescent Witham Essex CM8 1QE	Conversion of existing integral garage to form additional habitable accommodation.	Application Permitted	Recommended Refusal on the grounds that the proposed conversion would affect the street scene contrary to LP36e
25/01207/FUL - 7 The Grove Centre Newland Street Witham Essex CM8 2YT	Proposed new entrance at ground floor rear elevation & insertion of rooflight.	Application Permitted	Raised no objection
25/01147/HH - 4 Earlsmead Witham Essex CM8 2EH	Proposed first floor front extension over existing garage and single storey side extension.	Application Permitted	Raised no objection

25/01102/ADV - Land North Of Colchester Road Witham Essex	Signage to include: 5 x internally illuminated fascia signs & 3 x internally illuminated totem signs.	Application Permitted	Raised no objection subject to the light being off from 10pm to 6am to reduce light pollution and for the benefit of wildlife
25/00056/FUL - St Nicholas Church Church Street Witham Essex CM8 2JP	Change the roof covering on the south aisle from lead to Terne Coated Stainless Steel and to change the roof covering on the chapel from copper sheet to Terne Coated Stainless Steel.	Application Permitted	Recommended Approval subject to the advice of the Listed Buildings Officer
25/01326/HH & 25/01327/LBC- 58 Powers Hall End Witham Essex CM8 1LS	Proposed single-storey rear extension with flat roof covered area, conversion of garage and stables to habitable accommodation comprising replacement external walls, replacement of fenestration, installation of walls to cartlodge, removal of walls. Creation of accommodation above existing cartlodge, including insertion of rooflights. Conversion of basement into habitable accommodation, including replacement of floor at same level, tanking of basement floor and walls, removal of block walls and installation of stud walls. Re-erection of gates to driveway access. Construction of a granny annexe attached to the reconstructed garage/stables.	Application Refused	Raised no objection subject to the advise of the Listed Buildings Officer

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ITEM NO: 11

Officer Report: 20s Plenty

Issue:

At Minute 78 of the last Planning Meeting, it was suggested that Members should check all schools in their Wards to see if they would benefit from a 20 mph zone.

Action:

Would Members therefore look at the list below and fill in the answers please ready for the Meeting.

School	Ward	Sign already in place?	Would benefit from sign?	Position of proposed sign
Maltings	Hatfield			
New Rickstones	North			
South View	North			
Elm Hall	North			
Chattern Freeschool	North			
Templars	North			
Howbridge	South			
Powers Hall	West			
Chipping Hill	South			
Holy Family	South			

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Agenda Item 12

The Great Grid Upgrade
Norwich to Tilbury

Community newsletter

July 2025

nationalgrid

Inside:

- 3 Public Consultation: Latest news
- 4 Your questions answered
- 6 What's next
- 7-8 Archaeology surveys

National Grid Electricity Transmission owns and maintains the high-voltage electricity transmission network in England and Wales.

As part of The Great Grid Upgrade, we are investing in new projects, including Norwich to Tilbury, to connect more home grown, renewable energy from where it is generated to homes and businesses where it is needed.

Norwich to Tilbury will transport more power across Essex, Norfolk and Suffolk. It will boost energy security and support economic growth across East Anglia and beyond.

We first published our proposals for this vital new electricity line in 2022, and over the past three years we have held public consultations and worked closely with local communities to develop our plans. Listening to local people is a key part of how National Grid shapes these projects, helping to guide decisions and improve proposals. I'd like to thank everyone who has taken part in our consultations and provided feedback.

I am pleased to share our latest community newsletter to update you on how the project is progressing. I hope you find this informative. Do get in touch if you have any queries; we are always pleased to hear from you and will do our best to answer any questions.

Simon Pepper

Project Director, Norwich to Tilbury

Key Facts



Norwich to Tilbury is a proposal for a new high voltage electricity connection from an existing substation at Norwich in Norfolk to a new substation near Tilbury in Thurrock.



It is needed to strengthen the region's network and connect new sources of home-grown, British energy generated by offshore wind projects off the coast of East Anglia to homes and businesses where it is needed.



Our proposals include 159 km of pylons, 22 km of underground cables, and two new substations. We will use underground cables where the route crosses part of the Dedham Vale National Landscape.



We respect natural habitats, wildlife and the historic environment and we are committed to increasing biodiversity by at least 10%.



Norwich to Tilbury is one of 17 essential projects making up the Great Grid Upgrade, working to reduce our dependence on fossil fuels and deliver energy security for the UK.

Public Consultation: Latest news

The Norwich to Tilbury project delivered 26 targeted community consultations earlier this year.



Local communities were asked to share their views on some potential changes to the project, which had been identified from feedback to earlier consultations and additional assessments.

These targeted consultations followed three previous stages of public consultation, held over three years, for this critical national infrastructure project.

Simon Pepper, project director, said: "We are grateful to everyone who has taken part in our consultations on Norwich to Tilbury. The feedback received over the past three years has been central to the design process and has given us a better understanding of what's important to communities".

We will keep people updated over the coming months as we review feedback and work to finalise our proposals before submitting our application for a Development Consent Order (DCO) to the Planning Inspectorate later this year.

In the meantime, all our consultation material is still available on the project website, including webinar recordings.

If our application is accepted for examination, there will be a further opportunity to have your say. Anyone wishing to be involved in the examination process will be invited to register their interest with the Planning Inspectorate. Those who register their interest will be invited to submit their views on our proposals in writing and may be asked to speak at any of the public hearings that are held.

Targeted consultation feedback:



Over the past three years we have:



Your questions answered

We have recently been asked for more information about construction impacts, public rights of way and community consultation.

Three commonly asked questions are answered below and there are more questions and answers on our website.

Where can I find more information on construction and traffic impacts?

If we get planning consent for Norwich to Tilbury, we will need to use a range of construction techniques to build all the different types of infrastructure for the project.



You can find more information on the expected construction activities in our 2024 Statutory Consultation Project Background Document. This is available on our project website. As part of our DCO application, we are also developing a Code of Construction Practice (CoCP) which will set out the rules and standards we will adhere to when we build the project.

For construction traffic, we will develop a detailed traffic management plan showing the routes that contractors and construction traffic should follow. This will be published on our project website, and we will work closely with local authorities to develop the traffic management plan to minimise disruption to local communities.

Will footpaths and other public rights of way be closed during construction?

We will need to divert some footpaths and public rights of way to keep people safe while we are building the project. But our aim is to keep public rights of way open as much as possible.

Any temporary closures or diversions would be clearly signposted, and we will update local communities and publish information on our website. There would not be any permanent closures.

Have you finished public consultations on your proposals?

Yes, we have concluded consultation on our proposals and are now in the process of reviewing the feedback received from our recent targeted consultations.

We are continuing to engage with landowners as we finalise our plans for the project. If you are a landowner, our land agents, Fisher German, will have been in touch.

If you have a question and would like to contact our community relations team you can get in touch via:

**T: 0800 915 2497 P: FREEPOST N TO T
E: contact@n-t.nationalgrid.com**



Rewiring Britain's future

Independent report concludes overhead lines cheaper than underground cables and offshore grid.

Underground cables and offshore connections are more expensive than overhead lines, a report by the IET (Institute of Engineering and Technology) has found.

The independent report by Mott MacDonald in conjunction with the IET analysed a range of electricity transmission technologies, comparing costs, environmental impacts, carbon intensity, technology readiness and delivery time.

The report found:



Underground cables are

~4.5x

times more expensive



An offshore HVDC network connecting multiple sites to the onshore grid is

~11x

times more expensive



More information on the Independent report can be found at: www.theiet.org/impact-society/sustainability-and-climate-change/iet-electricity-transmission-technologies-report

What's next

Stage	Detail
1	Reviewing all the comments we received from our targeted consultations alongside the feedback from our statutory consultation last summer.
2	Preparing our application for a Development Consent Order (DCO).
3	Application submitted to the Planning Inspectorate – we will set out our responses to your consultation feedback in a Consultation Report which we will publish as part of our application. If our application is accepted for examination, there will then be the opportunity for anyone wishing to take part in the examination process to register as an interested party.
4	Examination – six months when the Examining Authority will ask questions about the proposed development. Anyone who has registered as an interested party can have their say on the application.
5	Recommendation – once the examination phase has concluded, the Planning Inspectorate has up to three months to make a recommendation to the Secretary of State.
6	Decision – once the Secretary of State has received a recommendation from the Planning Inspectorate they will make a decision on whether to approve the Development Consent Order.



Survey update

We are continuing to carry out environmental surveys and other assessments along the proposed route and you may see members of

our team at work. More information on where surveys are taking place can be found on our project website.

Archaeology surveys

Archaeological care is a key element of our planning for Norwich to Tilbury

Principal cultural heritage consultant Lara Bishop says early investigations on our proposed Norwich to Tilbury route have been 'crucial' to understanding and protecting the region's rich heritage.

Alongside our engineering and environmental considerations is the attention we're paying to the archaeological heritage of the region. Our heritage lead, Lara Bishop, explains our commitment to understanding the archaeological potential of the landscape, ensuring all heritage assets are identified and protected before any work starts. On our proposals for Norwich to Tilbury, Lara Bishop leads a programme of desk-based research, geophysical surveys and archaeological trial trenching, to help inform the project's design.

Our early survey work has led to Roman material recently being identified near Colchester, an area

we targeted due to its known historical significance. This is a concrete example of why this early survey work is so important. Our project team works closely with archaeological advisers, as well as regularly consulting with Historic England.

The process moves from initially consulting with the National Heritage List for England, in order to gather information on designated heritage assets such as listed buildings and scheduled monuments, to using remote sensing tools to help spot hidden features in the landscape invisible to the naked eye, and then to on-the-ground fieldwork.

Alongside geophysical surveys, trial trenching is carried out by teams of archaeologists working on sites across the route at any one time, and any finds uncovered during the surveys are labelled with a precise location and context.



Once removed from site items are analysed by a team of specialist experts and all the land is fully reinstated once trial trenching work is complete. All findings are sent to post-excavation specialists, pottery analysis and flint experts, to human and animal bone specialists.

Specialists in particular periods or regions are also called on, and all this field data is reported back to the project team to reduce any potential impact. An example is our moving of some pylons in Essex due to the identification of a probable Roman villa site to avoid direct physical impact, which was only possible due to the scale of archaeological surveys we are carrying out.



Recent Roman finds

Our teams will be active over the summer as we continue our archaeological trial trenching surveys across the route.

We are carrying out these surveys to check where there is a potential for buried archaeology using the steps outlined below. This will help us to reduce and mitigate any impact from our proposals.

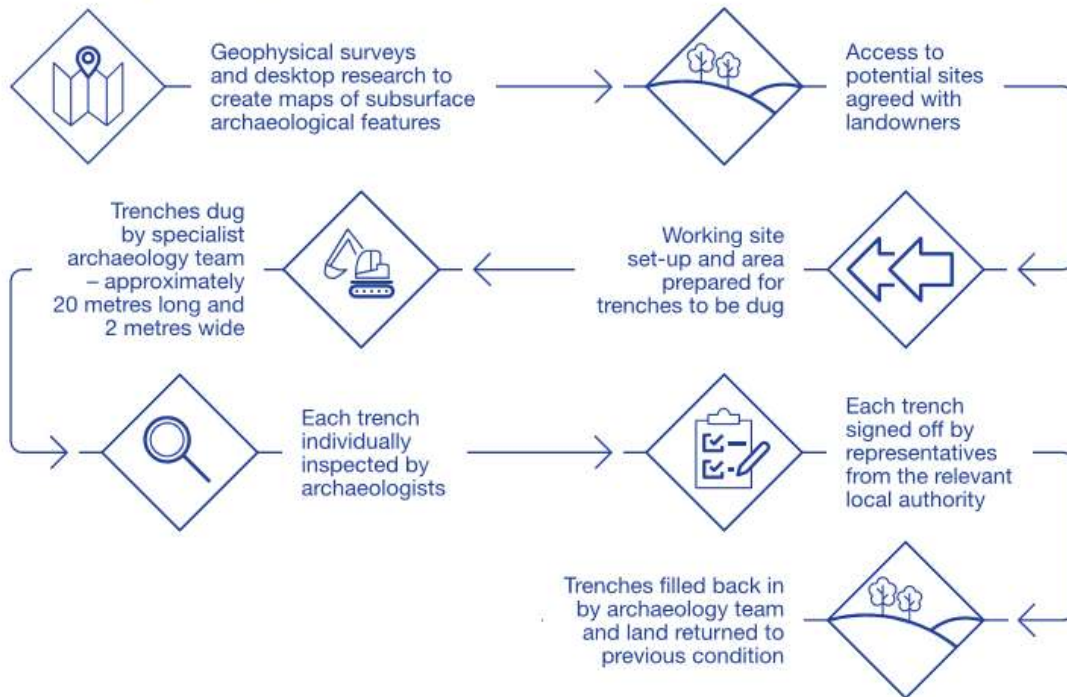
The team has been assessing a site which was identified for further investigation because of the historical significance of the area. The discovery shows exactly why early survey work is so important.

Simon Pepper, project director said: "We're carrying out archaeological surveys along the proposed route with great care, to help us understand and protect any local heritage as we develop our plans.

"We are working closely with the archaeological adviser at Essex County Council, who is aware of the discovery, and we are also in regular consultation with Historic England, as we carry out more detailed investigations."

An assessment of each site will be included in our Environmental Statement, which will be submitted with the DCO application, and also submitted to the local historic environment record.

How we carry out surveys:



Contact us

If you would like to contact the community relations team, please get in touch via:

0800 915 2497
FREEPOST N TO T
contact@n-t.nationalgrid.com
nationalgrid.com/norwich-to-tilbury



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