Please note later start time of 7.00 p.m.

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 27th July 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)	L.	Headley
J.	Robertson	(Vice Chair)	R.	Playle
E.	Adelaja		R.	Ramage
J.M.	Coleman		E.	Williams

Nikki Smith
Town Clerk
22.7.2026

1. **APOLOGIES**
   To receive and approve apologies for absence.

2. **MINUTES**
   To receive the Minutes of the Meeting of the Planning & Transport Committee held 14th July 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).

10. **BUS SERVICE 40**
    To receive an email from Central-Connect regarding an error in the Essex County Council's tendering process and that the new service will be delayed until September (attached at page 7) and to consider making a resolution to complain to Essex County Council accordingly.

11. **RECTORY LANE, RIVENHALL**
    To receive details of a proposed stopping up and no waiting Order for Rectory Lane, Rivenhall (attached at page 8).

12. **UK FISH BAR**
    To receive an email from Planning Enforcement regarding the signage at UK Fish Bar (attached at page 10).

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
26/01475/HH	**11 Calamint Road, Witham, Essex**	**West**	**Proposed single storey rear extension and new window to side elevation**
26/01592/HH	**Cyruss , The Avenue, Witham**	**Central**	**Proposed two-storey and part single-storey side extension with first-floor rear extension over existing ground-floor extension**

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.

26/01536/TPOCON	**Littlefields, 41 Chipping Hill, Witham**	**North**	**Notice of intent to carry out works to trees in a Conservation Area**

Witham Town Council – Planning Application Report

Application No:- 26/01536/TPOCON

Address:- Littlefields, 41 Chipping Hill, Witham

Ward:- North

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

Relevant Site History:-

Representations:-

Summary:- T1 - Elder - reduce 2.5m as top part is dead and potentially dangerous to neighbours property, T2 - Prunus - Removal of dead tree, T3 - Shrub - Removal of dead shrub and T4 - Portuguese laurel - To remove 1.5m.

Recommendation:- This work seems reasonable but advice has been sought from the Tree Warden.

Policy References:-

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Agenda Item

Application & Address	Proposal	BDC Decision	WTC Decision
26/01130/HH - 3 Brick Kiln Cottages Maltings Lane Witham Essex CM8 1JN	Proposed First floor side extension over existing side extension with pitched roof, including lean to porch canopy.	Application Granted	No Objection
26/00513/VAR - Land South Of Haygreen Road Witham Essex	Variation of Condition 2 (Approved plans) of approved application 23/02329/FUL granted 05.04.2024 for: Proposed new community building, with associated landscaping and car parking. Variation would allow:- Raising the height of the building in three areas and the installation of solar panels, 1no. air handling unit, 2no. air source heat pumps and 1no. condenser unit.	Application Granted	As the Town Council would be taking ownership of the Community Centre once completed, it was agreed that it would be inappropriate to comment on the application.

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Agenda Item 10

From: Contact Central Connect <contact@central-connect.co.uk>
Sent: 20 July 2026 15:10
To: Information Centre <infocentre@witham.gov.uk>
Subject: Re: Revised Timetable - 40 bus Witham Essex

Good afternoon Julie,

Thank you for your email.

Please note that whilst a change has been advertised by Travel Essex News, unfortunately due to a tender error, this change will not apply from the week commencing 26th July. We are working with Essex County Council on this and expect the extended and enhanced route to be introduced from September.

Kind regards,

Central Connect Customer Services

contact@central-connect.co.uk

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Agenda Item 11

Public notice

The Essex County Council (Braintree District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.59) Order 202*

The Essex County Council (Rectory Lane, Rivenhall, Witham) (Prohibition of Motor Vehicles) Order 202*

Notice is hereby given that the Essex County Council proposes to make the above Orders under sections (1), 2(1) to (4), 3(2), 4(1), 4(2), 32(1), 35(1),45, 46, 49, 53, and Parts IV and III of Schedule 9 of the Road Regulation Act 1984 (as amended).

Effect of the orders:

1. **To Implement:** 'No Waiting at Any Time' Restrictions.

Road	Description
Rectory Lane Turning Head, Rivenhall, Witham	From its junction with Rectory Lane, (at a point approximately 209 metres north of its junction with Forest Road) for its entirety.

This Order will be incorporated into 'The Essex County Council (Braintree District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) Consolidation Order 2019' by Introducing map tiles: TL820 165 and TL825 165 Revision 0.

2. **To Implement**: 'Prohibition of Motor Vehicles' Restriction.

Road	Description
Rectory Lane, Rivenhall, Witham	From its junction with Forest Road, north for approximately 202 metres.

Further details: All associated documents for the proposed scheme are available on the Essex Highways website: www.essexhighways.org/traffic-regulation-orders

If you need to view a hard copy of these documents, please call (or text) 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. Alternatively, documents can be posted to you upon request.

Objections: Anyone who wishes to make an objection to the proposed scheme should send the grounds for their objection to the above address or via e-mail to TrafficRegulation.Order@essexhighways.org quoting reference TRAF/8846 by 21 August 2026

Date: 30 July 2026

County Hall,
Chelmsford

Essex County Council
Network Assurance

Essex County Council

PUBLIC

The Essex County Council (Braintree District) (Prohibition of Waiting, Loading and Stopping) and (On-Street Parking Places) (Civil Enforcement Area) (Amendment No.59) Order 202*

The Essex County Council (Rectory Lane, Rivenhall, Witham) (Prohibition of Motor Vehicles) Order 202*

STATEMENT OF REASONS

Prohibition of Motor Vehicles

Rectory Lane is a single-track rural road with no street lighting or footways. It has been designated as a Quiet Lane which aims at prioritising the safety and enjoyment of walkers, cyclists, horse riders, and other vulnerable users. It links Rickstones Road with Forest Road and as part of Phase 4 Land North East of Witham development there will be an additional cycleway which will link from the new development into Rectory Lane where there is an existing cycleway to the new Bluebells development off Rickstones Road. The prohibition will remove the potential for motor vehicles to use Rectory Lane as a through route between Forest Road and Rickstones Road and improve conditions for pedestrians and cyclists. This is particularly important with the increased development in the area and potential use of this road as cut through which it is not suitable for. This will be achieved by altering the road geometry at the Forest Road end so vehicles cannot access it and providing suitable signage and bollards.

Access to properties in Rectory Lane will be maintained via Rickstones Road and a turning area provided to enable refuse vehicles and other expected vehicles to turn in advance of the prohibited section.

The proposal will benefit vulnerable road users such as pedestrians, cyclists, and horse riders and reduce the level of traffic, which will improve safety and help to encourage recreational and local travel on foot or by bicycle.

No Waiting at Any Time (Double Yellow Lines)

The proposed 'No Waiting at Any Time' Restrictions are required to support the proposed 'Prohibition of Motor Vehicles' Traffic Regulation Order which will remove the potential for motor vehicles to use Rectory Lane as a through route between Forest Road and Rickstones Road and improve conditions for pedestrians and cyclists.

The proposed No Waiting at Any Time Restrictions will help to ensure that the turning head will be kept clear of parked vehicles to ensure that it can be used for its purpose as a turning head.

This proposal was previously advertised in 2021 but it expired before being implemented.

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Agenda Item 12

Good afternoon

Further to the submission of an enquiry relating to a possible breach of advertisement consent, please be advised that I am the planning enforcement officer assigned to investigate the case.

I have visited the site and engaged with the owner and whilst the signage above the shop front would not be considered a breach of planning consent, the graphics on the front window of the shop, is a clear breach of advertisement consent.

I have advised the shop owner of the breach and that if an application was submitted in order to regularise it, it is unlikely to be supported and as such, I would not recommend submitting an application and progress with the removal of the graphics to the front window.

The shop owner however has decided that it is their intention to submit an application for consideration, and I have asked for this to be submitted by the 10th August 2026.

I will keep you up to speed on events as they occur.

Kind regards,

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