



Town Hall | 61 Newland Street | Witham | CM8 2FE
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AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Tuesday 16th September 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/JB/11.09.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 1st September 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. PRESENTATION FROM PERSEUS

To receive a presentation from William Chambers of Perseus and Hannah Pearce of Gillings in relation to the new the development on the Maltings Estate.

6. PART 1 APPLICATIONS

To note there are no Part 1 Applications.

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. PLANNING OFFICER'S REPORT

To receive a verbal report from the Planning Officer on any matters arising from previous Meeting.

10. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#) at page 6).

11. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report from the Planning Officer.

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.

25/01534/FUL	Gershwin Park Land North East Of, Reid Road, Witham	South	Development to include erection of 264sqm of neighbourhood retail units (Class E), a 72-bed care home (Class C2) and 65 No. residential retirement dwellings and apartments (Class C3), alongside access, parking, landscaping and other associated works
25/01986/TPOCON	9 Old Magistrates Court, Witham, Essex	Central	T1 - Sycamore Tree (Acer Pseudoplatanus) - Remove to ground level

Witham Town Council – Planning Application Report

Application No:- 25/01534/FUL

Address:- Gershwin Park Land North East Of, Reid Road, Witham

Ward:- South

Proposal:- Development to include erection of 264sqm of neighbourhood retail units (Class E), a 72-bed care home (Class C2) and 65 No. residential retirement dwellings and apartments (Class C3), alongside access, parking, landscaping and other associated works

Relevant Site History:- 21/03618/FUL - we raised no objection subject to triple glazing, solar panels and air source pumps.

Representations:-

Summary:- This is a completely new proposal to the one previously seen. The development will have a 72 bedroom care home, 46 retirement living apartments (31 one bed and 15 two bed), 4 retail units and 19 two bed bungalows. Access to the care home and bungalows would be off the roundabout adjacent to Owers Road. There would be parking for up to 24 cars, including 2 disabled, for care home staff and visitors. Each retirement bungalow would have two parking spaces along with visitor parking. Access to the retail premises and apartments would be by the existing road to Aldi. There would be 32 spaces including 2 disabled for the apartments and 6 for employees of the retail units. The apartments have communal landscaped gardens which would connect to the care home gardens. Both the care home and the apartment blocks are contemporary to compliment the adjacent Aldi and the nursery opposite. The retirement bungalows will be traditional. The design of the care home will assist in creating a dementia friendly environment. There will be multiple dayspaces. All rooms will be ensuite with additional assisted bathrooms on each floor. There will be a cafe, cinema and hairdressers. The bungalows will be positioned around the access road creating a cul de sac. To the north of the bungalows is a green space accessed on a walk way between the bungalows. The bungalows are either detached or semi detached with a private garden of 50m2 in line with the Essex Design Guide. Each bungalow has two parking spaces

Recommendation:- This is a concept of grouping retired people together which works well in other places. The location is ideal as it offers retail opportunities at Aldi, restaurant facilities in the Pottery Kiln and Costa coffee in due course. All the apartments have either a patio or balcony/Juliette balcony. There is just one lift and three staircases which could be a problem for those less able on the upper floors if the lift is out of action. I am concerned that there is no obvious parking for the retail units which means motorists will need to use Aldi or the residents' parking area. I am pleased to see that thought has been given to passive design but with additional ventilation to prevent over heating in the care home. We would need to ask about bin storage for the apartments to include recycling and charging for EVs across the site. Also where is the storage and charging for mobility scooters in the apartments. There is an opportunity for solar panels, including on the bungalows. There is no affordable housing on site but a financial contribution will be made. On balance would recommend approval subject to the points raised.

Witham Town Council – Planning Application Report

Application No:- 25/01986/TPOCON

Address:- 9 Old Magistrates Court, Witham, Essex

Ward:- Central

Proposal:- T1 - Sycamore Tree (Acer Pseudoplatanus) - Remove to ground level

Relevant Site History:-

Representations:-

Summary:- The applicant states that the sycamore tree is self-seeded and is growing close to the heritage wall running along Chess Lane. At present the tree is just 4 inches (10cms) in diameter.

Recommendation:- The Tree Warden has agreed that as the tree is self-seeded and would cause damage to the heritage wall, we should recommend no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 10
111-115 Newland Street, Witham	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.	Permitted	No Objection.	

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