



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

## AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 18th May 2026** 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

A handwritten signature in black ink, appearing to read "Nikki Smith".

Nikki Smith  
Town Clerk  
GK/13.5.2026

**1. APOLOGIES**

To receive and approve apologies for absence.

**2. MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 7th April 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. DELEGATED DECISIONS**

To note that the following applications have been dealt with under delegated decisions process –

**26/00824/TPO**

**10 Augustus Way, Witham**

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 5/83 T7 -Oak tree -Reduce canopy of Oak tree back to previous pruning points approximately 2-3 m to continue the cycle of maintaining the trees size and shape.

**NO OBJECTION** subject to the advice of the District Council's Landscape Officer.

**26/00761/TPOCON**

**The Old Vicarage, Chipping Hill, Witham**

Notice of intent to carry out works to trees in a Conservation Area: Removal of four mountain ash trees identified at T003, T004, T005 and T006 on site plan & report replaced either with similar mountain ash trees with a smaller habit or, if this is not feasible (taking into account the stability of the adjacent wall), replacement trees will be planted elsewhere on the site.

**NO OBJECTION** subject to the advice of the District Council's Landscape Officer.

**26/00681/HH**

**222 Church Street, Witham**

Proposed single storey rear extension, conversion of garage to habitable accommodation & new pitched roof. Alterations to fenestration.

**NO OBJECTION** with the Chairman's comment subject to the extension size being relative to the garden size.

**26/00844/FUL**

**Chelmer House, Bellcroft, Witham**

Single storey first floor extension

**NO OBJECTION**

**26/00812/FUL**

**Gershwin Park, Land north east of Reid Road, Witham**

Proposed turning head at Gershwin Park

**NO OBJECTION**

**ESS/23/25/BTE**

**Land at Rivenhall Airfield, Coggeshall Road, Braintree**

Continuation of development of the Integrated Waste Management Facility (IWMF) permitted by ESS/39/23/BTE

**RECOMMEND REFUSAL**

**ESS/24/25/BTE**

**Land at Rivenhall Airfield, Coggeshall Road, Braintree**

Outline planning application with all matters reserved (except for access) for the construction of a Carbon Capture, Usage and Storage Plant, a Heat Offtake plant, an electrical switch room and electricity cables, associated external pipelines and cables and landscape works

**RECOMMEND REFUSAL**

**26/00825/HH**

**Jacksons Farm, Maltings Lane, Witham**

Proposed single storey side and rear extension with pitched roof

**NO OBJECTION**

**26/00856/LBC**

**Jacksons Farm, Maltings Lane, Witham**

Proposed single storey side and rear extension with pitched roof

**NO OBJECTION** subject to the advice of the Listed Buildings Officer

**26/00890/HH**

**32 Highfields Road, Witham**

Proposed replacement single storey rear and side addition with carport and continued front storm shelter roof addition

**NO OBJECTION**

**26/00935/TPOCON**

**17 The Avenue, Witham, Essex**

Notice of intent to carry out works to trees in a Conservation Area: Birch (*Betulus pendula*), approximately 10 metres in height and currently in good structural condition with good crown vitality. Proposed Works :- Excavation and construction associated with installation of a vehicle crossover within part of the RPA and No felling, pruning, or direct above-ground works to the tree are proposed

**NO OBJECTION** subject to the root protection being carried out as per Place Services instructions and BDC Landscape Officer's advice

**26/00896/HH**

**30 Collingwood Road, Witham, Essex**

Proposed single-storey rear extension, a first-floor rear extension and loft conversion incorporating a rear hip-to-gable roof alteration and installation of two rooflights

**NO OBJECTION**

**9. REVISED PLANS**

To consider any revised plans received by Braintree District Council that have previously been commented upon.

**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 data from the Speed Indicator Device.

**12. OUTSTANDING TRANSPORT ISSUES**

To note that there are a number of outstanding issues including

- (i) Otter warning signs on Cressing Road
- (ii) The suggestion that the start of the 30 mph limit in Hatfield Road should be moved closer to the A12 to protect residents crossing from the Redrow estate to the garage
- (iii) Protection at S bend in Maldon Road before Olivers Nursery.

**13. LOCAL PLAN REVIEW**

To note the attached information from Braintree District Council regarding the next stage in the Local Plan Review ([attached](#) at page 11).

**14. SUPPLEMENTARY PLANNING DOCUMENTS**

To note that Braintree District Council is consulting on the following Supplementary Planning Documents –

- (a) Waste Collection and Storage
- (b) Affordable Housing.

Consultation finishes on 5th June 2026.

**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](http://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.

26/01008/HH	36 St Nicholas Road, Witham, Essex	North	Single storey rear extension
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## 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](http://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.

26/00952/HH	20 Chalks Road, Witham, Essex	North	Extension to front dormer with pitched roof and pitched roof over front of garage and porch
26/00750/LBC	90 - 92 Newland Street, Witham, Essex	Central	Installation of a hanging sign to the front elevation, with internal vinyl window stickers and vinyl business lettering above the entrance door

## Witham Town Council – Planning Application Report

**Application No:-** 26/00952/HH

**Address:-** 20 Chalks Road, Witham, Essex

**Ward:-** North

**Proposal:-** Extension to front dormer with pitched roof and pitched roof over front of garage and porch

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is a detached chalet bungalow with a dormer at the front. The proposal is to extend the dormer across the width of the front of the building and to improve the aesthetics of the bungalow by incorporating a pitched roof over the front of the garage and porch. The extension will create an additional bedroom and enlarge the tiny shower room.

**Recommendation:-** Whilst the addition of such a large dormer to the front of the bungalow might have been frowned upon in the past, these proposals will make the chalet more aesthetically pleasing. Chalks Road has a plethora of different style dwellings so there would be no adverse impact on the street scene so therefore would recommend no objection in this particular application.

**Policy References:-**

## Witham Town Council – Planning Application Report

**Application No:-** 26/00750/LBC

**Address:-** 90 - 92 Newland Street, Witham, Essex

**Ward:-** Central

**Proposal:-** Installation of a hanging sign to the front elevation, with internal vinyl window stickers and vinyl business lettering above the entrance door

**Relevant Site History:-**

**Representations:-**

**Summary:-** This is part of the old Byfords shop, next to the United Reformed Church. The proposal is to hang a wooden sign to the front of the building measuring 600mm by 400mm on a wrought iron bracket and in addition to use vinyl window stickers to spell out the name of the business, and to use vinyl lettering on the fascia.

**Recommendation:-** The wrought iron bracket and wooden sign would be keeping with the Conservation Area. I think we should have no objection to the internal vinyl stickers spelling out the name of the business but vinyl lettering on the fascia is not appropriate. LPP 55 says that individual cast metal or cut out serif letters would be considered appropriate. Would therefore recommend refusal in regard to the vinyl stickers on the fascia over the door but recommend no objection to the hanging sign or vinyl letters in the window.

**Policy References:-** LPP55

Application & Address	Proposal	BDC Decision	WTC Decision
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Agenda Item 10

25/02328/HH - 27 Brain Road Witham Essex CM8 1LB	Proposed single storey front extension.	Application Permitted	No objection
25/02491/HH - 13 Barnardiston Way Witham Essex CM8 2EQ	Proposed single storey rear extension.	Application Permitted	No objection
25/02493/T56 - Telecommunication Site At Station Maltings Station Road Witham Essex	Proposed upgrade to existing Rooftop Telecommunications equipment including the removal of an existing 5m stub tower to be replaced by an upgraded 7.5m high stub tower.	Prior Approval Required and Given	No objection

25/02424/HH - 10 Cromwell Way Witham Essex CM8 2ES	Proposed single-storey rear extension	Application Permitted	No objection
25/02313/HH - 16 Chipping Hill Witham Essex CM8 2DE	Proposed part repair and replacement of front boundary wall	Application Permitted	No objection
25/02314/LBC - 16 Chipping Hill Witham Essex CM8 2DE	Proposed part repair and replacement of front boundary wall	Application Permitted	No objection subject to the Listed Buildings Officer being content with the design and materials

[Back to Agenda](#)

Agenda 13

Dear Nikki Smith  
Clerk Witham Town Council

The Braintree District Local Plan Regulation 18 consultation, which ran for just over six weeks, closed on Friday 17 April. Thank you to everyone who took the time to share their views and attend our community events.

This stage of consultation focused on testing early ideas and gathering local insight.

Over 1,800 responses were received. All feedback helps to shape the next version of the plan.

What happens next?

We will now review all the comments and evidence submitted and use it to inform the next stage of the Local Plan. Further updates will be shared in the coming months.

All comments will be published on our website however due to the volume received, it is expected that this task will not be complete until July 2026.

The next formal stage, known as Regulation 19, is expected this summer/autumn and will present a more developed version of the plan before it is submitted to the Planning Inspectorate for independent examination.

Throughout the next stages, the Local Plan will be discussed at public meetings of the Local Plan Sub-Committee. These meetings allow residents to follow the plan's progress, see how feedback and evidence are being considered, and stay engaged with decision-making. Details of these meetings will be available on our [website](#) and are broadcast live on the council's [YouTube channel](#).

Regulation 19

Regulation 19 focuses on whether the Plan meets legal and national requirements and whether the evidence supports it. At this stage, you'll have all the evidence. If people identify that something about the Plan is "fundamentally unsound" (planning speak for 'totally wrong'), it can still be changed at this stage.

You can see what makes a Local Plan ‘sound’ or ‘unsound’ in the [national guidance](#).

All the Regulation 19 comments will be submitted alongside the Plan. There could be another round of consultation called ‘main modifications’ if the Plan require changes.

The Local Plan Review includes some chunky documents. We want you to be as well-equipped as possible to get involved. Keep reading our planning newsletters, and follow us on social media, for easy-read background information.

We will also do all we can to make the documents themselves accessible. Some will be technical by nature, but others will include clear summaries that should help those who are new to local planning.

For more information on the Local Plan Review, please visit our website [www.braintree.gov.uk/localplanreview](http://www.braintree.gov.uk/localplanreview) or sign up to our [planning email newsletter](#) for the latest planning information and updates.

Kind regards,

Planning Policy Team

Braintree District Council | Causeway House, Bocking End, Braintree, CM7 9HB

01376 552525 | [www.braintree.gov.uk](http://www.braintree.gov.uk)

[Back to Agenda](#)