



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 23rd March 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

Nikki Smith
Town Clerk
JB/GK/18.3.2026

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 9th March 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](#)).

10. PLANNING AND TRANSPORT COMMITTEE BUDGET 2025-2026

To agree to transfer the remaining £2,025.00 budget into earmarked reserves for reduction in speed and improving road safety measures for 2026-2027.

11. BUS STOP MARKINGS – BRAINTREE ROAD

To receive an email from Essex County Council regarding complaints about the lack of bus stop markings at the bus stop in Braintree Road ([attached at page 11](#)).

12. NOTICE OF APPEAL – 25/02513/FUL - 40 PITT AVENUE, WITHAM

To note that an appeal has been made against the decision to refuse retention of change of use of existing mobile home to permanent dwelling with independent access at the above address. Our letter to recommend refusal will be considered by the Inspectorate as part of the written representations determination.

13. HATFIELD ROAD – TRAFFIC SIGNAL INSTALLATION

To note that works are due to start on the new signalised puffin crossing from Monday 30th March 2026 and continue into early May 2026 with temporary traffic signals during working hours and a small number of overnight closures.

14. ESSEX SAFER SPEEDS STRATEGY CONSULTATION

To note that there is a six week public consultation closing on 26th April at <https://consultations.essex.gov.uk/essex-highways/essex-safer-speeds-strategy> and to consider the Town Council's response.

15. LOCAL PLAN REVIEW

To note that there is a Local Plan Consultation which is open until 5pm on 17th April 2026 and to receive a report ([attached at page 12](#))

<https://www.braintree.gov.uk/downloads/file/4373/local-plan-review-preferred-options-document>

**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.

PART	APPLICATION_NO	ADDRESS	WARD	PROPOSAL
1	26/00455/FUL	29 Hatfield Road, Witham, Essex	Hatfield	Replacement appliance bay doors
1	26/00513/VAR	Land South Of Haygreen Road , Witham, Essex	Hatfield	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.

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.

PART	APPLICATION_NO	ADDRESS	WARD	PROPOSAL
2	26/00480/TPOCON	Grove House, Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area
2	26/00260/FUL	Witham Town Council, Town Hall, 61 Newland Street	Central	Installation of storage shed
2	26/00489/HH	13 Laurence Avenue, Witham, Essex	South	Proposed single storey rear/side and front/side extensions

Witham Town Council – Planning Application Report

Application No:- 26/00480/TPOCON

Address:- Grove House, Newland Street, Witham

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- 1 Cedar - Tree Tag T1180 - Site Plan T028 Lateral crown reduction by approx 3-4 metres to lower end weight

Recommendation:- The Tree Warden has confirmed that no objection should be raised subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/00260/FUL

Address:- Witham Town Council, Town Hall, 61 Newland Street

Ward:- Central

Proposal:- Installation of storage shed

Relevant Site History:-

Representations:-

Summary:- Proposed installation of a new storage shed for the storage of hazardous substances.

Recommendation:- To receive and note

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/00489/HH

Address:- 13 Laurence Avenue, Witham, Essex

Ward:- South

Proposal:- Proposed single storey rear/side and front/side extensions

Relevant Site History:-

Representations:-

Summary:- Proposed single storey rear/side and front/side extensions. This will increase the ground floor living to incorporate a large dining and kitchen area to the rear with a utility room to the side. A single storey extension to the front of the property to create a porch area and ground floor toilet. The extension will not affect parking or reduce the rear garden below that recommended by the Design Guide.

Recommendation:- No Objection

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/00486/FUL

Address:- 6 Blunts Hall Road Witham Essex CM8 1ER

Ward:- West

Proposal:- Proposed self build dwelling.

Relevant Site History:-

Representations:-

Summary:- Application for the construction of a new 2 bedroom house on land to the side of 6 Blunts Hall Road, Witham. Although the application states that the proposed development and private rear amenity space are within guidelines, it is felt that this would be an over development of the plot site.

Recommendation:- Refusal on the grounds of over development of the plot.

Policy References:- LPP36(a)

[Back to Agenda](#)

Application & Address	Proposal	BDC Decision	WTC Decision
26/00154/HH - 10 Willow Rise, Witham CM8 2LL	Two storey side extension.	Application Permitted	No Objection
26/00040/HH - Jacksons Farm Maltings Lane Witham Essex CM8 1DZ	Proposed conversion of garage to annexe accommodation, external alterations comprising side door canopy and alterations to fenestration. Erection of shed. (Revised scheme)	Application Permitted	No Objection subject to the Listed Buildings Officer being content with materials.
26/00151/HH - 28 Avenue Road Witham Essex CM8 2DP	Proposed single storey rear extension.	Application Permitted	No Objection
25/02817/FUL - Mondy Ironmongers 63 Newland Street Witham Essex CM8 1AA	Erection of 3 no. 2 bedroom terraced dwellings.	Application Withdrawn	No Objection subject to sufficient bin and cycle storage areas being allocated.
26/00121/HH - 28 Braintree Road Witham Essex CM8 2DD	Proposed two-storey side extension	Application Permitted	No Objection

Agenda Item 11

We have received a complaint from a member of the public about the Bus stop near to the Texaco Garage on Braintree Road.

The concern is that there are no bus stop markings/restrictions in this layby and that there is difficulty with vehicles parking here and the buses not being able to pull into the layby and people having to walk into the road between cars to access the buses.

I was wondering if the Town Council had had any complaints about this layby at all? And if the Town Council would be supportive of installing a bus cage here (bus stop markings).

It is clearly used for parking at the moment – but most of the houses directly by the layby have created driveways on their frontages.

I would be very grateful if you could ask your members.

Kind regards

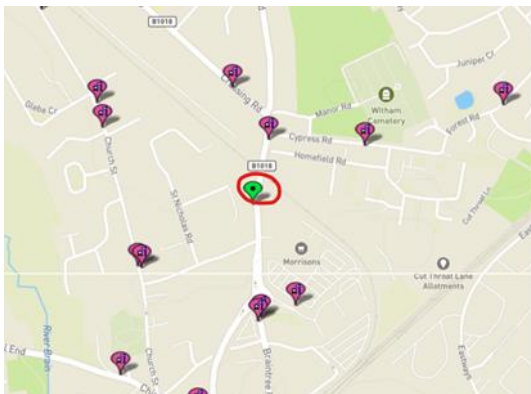
Amy Sand – Passenger Transport Infrastructure Development Officer

Integrated Passenger Transport Unit

Google street view of site



Map showing position of bus stop in Braintree Road



[Back to Agenda](#)

Local Plan Review – Regulation 18

The public consultation on the Revised Local Plan is now open to 17th April 2026. The Planning Committee should now be looking at the proposals and make any comments.

We responded to the previous consultation as per the document attached.

I have looked through the document and made some salient comments that Members might wish to include in a formal response.

The first section is the Vision and Objectives for the District

The key objectives are then listed -

2.5 - Transport Infrastructure - *New developments must contribute towards the improvement of the road network in the District. Developments will make appropriate provision to ensure safety and reduce congestion on the road network. Developments will make appropriate provision for public transport, walking and cycling, both within developments and connections to the wider network.*

As we know there have been new developments both in the north (Rivenhall Park) and south (Lodge Farm). Any development in the north of the town adds to the congestion over the railway bridge. Likewise we had wanted a cycle path from the south of the town running through the new estate along the side of the railway line. Many of Witham's residents are unable to access public transport in the evening or at weekends.

2.7 – Education and Skills - *To facilitate the best possible education system for District residents of all ages, by supporting the construction of new schools and other educational buildings which support life-long learning and development in the District, providing the skills necessary for businesses to thrive. We commented on this previously. There is no emphasis on Braintree College and no mention of how residents without private transport access.*

2.12 – Sustainability - *To ensure that all development takes place in the most well-connected areas, making the best use of sites that have been previously developed. The use of natural resources should be minimised and developments should encourage the use of renewable energy and energy efficiency measures. The Town Council supports these aspirations.*

Chapter 3 deals with The Spatial Strategy and that future growth should continue to maintain and enhance a well-connected network of sustainable settlements. Growth will be mainly addressed via urban extensions.

3.3 – states where new homes will be. It is proposed to build 1,123 new homes in Hatfield Peverel just south of Witham and there is concern regarding coalescence.

3.8 - *The spatial strategy and hierarchy has been formulated to provide the most sustainable locations for new growth in the District in accordance with the golden thread of sustainable development which should run through all planning decisions. The settlement hierarchy has been completed with reference to the three dimensions of sustainable development:*

- *The availability of local employment*
- *The availability of local sustainable transport links including education, small shops, pubs and eateries, community hall and open space and health care facilities*

- *Natural, built and historic environment constraints*

LPR 1 defines towns and parishes – Witham is a main settlement as expected.

Chapter 4 – A Prosperous District

4.2 is interesting, only a third of residents work in the district.

4.4 states that Witham has approximately 28,000 residents and 11,000 jobs.

4.15 – lists the national policy provided by 2024 NPPF which includes to plan positively and proactively to encourage economic growth.

4.20 – relates to out commuting and more residents leave the district to work than work within the district.

4.23 and 4.24 – relates to education and skills; and practical vocational training.

LPR4 lists employment land with an extension to Eastways of 6.8 ha and Maltings Park of 3.2 ha.

LPR 5 lists Employment Policy Areas which lists Eastways – 41.3 ha and Freebournes – 43.9 ha.

LPR 8 Lists Business Parks and includes the town centre with 2.5 ha and Maltings Lane with 3.2 ha.

4.44 and 4.45 relate to Shops and Services, with general principles set out in 2024 NPPF.

4.55 identifies Maltings Lane as a Local Centre for retail.

LPR 11 – Retailing and Regeneration, identifies improvements to land in Newland Street.

LPR 17 – Newlands Precinct has been identified as a retail site allocation.

Housing Allocations

4.68 states - *It is very important that the homes provided are of a size, type and mix which meet the needs of all those in society including older people, looked after children, families and people with disabilities and that they are of a high-quality design, set in attractive neighbourhoods that offer good connectivity to places where people work with access to a wide range of community facilities and everyday services. We have commented in the past for homes for local people, that are affordable and meet the needs of the elderly and those with disabilities.*

4.72 and 4.73 explains that it was expected that 1,149 new dwellings per annum were required which has now risen 1,264, additional 10% to guard against fluctuations and the need to ensure flexibility.

LPR 18 lists Housing Provision – Wood End Farm with 400 new homes, LPR 27 refers. The Hatfield Peverel site, on the southern boundary of Witham, would give 1,123 new homes, LPR 28 refers.

Comprehensive Development Sites are listed which include for Witham – Kings Chase LPR 33, Cut Throat Lane LPR 35 and Newlands Precinct LPR 35. There is also LPR 36 – Rickstones Neighbourhood Centre.

LPR 39 deals with Affordable Housing – 30% in Witham and main towns, but 40% elsewhere.

At 4.127 - National government guidance states that local authorities should plan for a mix of housing based on current and future demographic trends and needs of the different groups in society. Some people, such as the elderly or disabled, may need specialist housing provision, which is specially designed for their needs. Specialist provision can include extra care (including Independent Living), sheltered and registered care homes for the elderly and disabled, as well as other facilities for the homeless or those escaping violence. These uses generally fall within the C2 residential institutions or in some cases C3 dwelling homes use class and this is determined usually by the amount of care available on site and whether the units are self contained.

Also at 4.147 deals with C2 and C3 standards with 10% of homes on larger sites. **We have commented in the past that consideration should be given to increasing the number of homes for those requiring specialist housing.**

LPR 41 deals with Specialist Housing.

At 4.145 states that as a general guide, 25 dwellings per hectare is required.

Transport and Infrastructure

At 4.181 – talks about congested roads and the need to minimize impact and the need to support EV charging points.

At 4.182 speaks of the disappointment with the lack of funding to widen the A12.

At 4.183 relates to public transport and the need to ensure public transport is adequate. **As we know there are residents in Witham that have no public transport on their estates in the evening or at the weekend.**

LPR 52 relates to Sustainable Transport – item g speaks of new road infrastructure where this could provide sustainable transport.

LPR53 – Parking Provision lists Albert Road, Station Car Park, Station Car park extension and White Horse Lane.

At 4.195 – the 2024 NPPF refers to the provision of roadside facilities. **In the previous consultation we commented about a business park for Witham and possible hotel facilities and as a council would wish to see EV charging.**

LPR 55 New Road Infrastructure mentions improved connections to Hatfield Peverel and Witham.

LPR 62 deals with Layout and Design of Development.

LPR 63 – deals with Conservation Areas.

LPR 64 – Shop Fronts, Fascia and Signs in Conservation Areas.

LPR 65 – Illuminated Signs in Conservation Areas.

6.34 deals with Green Buffers and to prevent coalescence when there is 500m or less separation between two distinct settlements.

LPR 78 lists land identified as green buffers between Witham, Rivenhall and Rivenhall End; and land between Hatfield Peverel and Witham.

LPR 81 relates to Climate Change, LPR 62 to Energy Generation and Efficiency.

LPR 88 – Infrastructure delivery and impact mitigation policy. Then lists –

WITC 2316 – Wood End Farm – 78 dwellings

WITN 2252 – Land North of Witham – 65 dwellings

WITN 2312 – Cut Throat Lane – 133 dwellings

WITN 2515 - Gershwin Park – 32 dwellings

WITS 2516 – Ullswater – 1 dwellings.

Previous response to Local Plan Consultation

Local Plan Response Form

We found it difficult because you could only comment if you said no to questions. It was considered to be a tick box exercise with vacuous statements. Members asked for a deeper conversation with BDC to discuss the Local Plan and therefore we ask that a Meeting be arranged please.

Q1 Length of Local Plan

Do you agree that the Local Plan period should be extended to 2041?

Yes

The adopted plan is currently divided into two sections with Section 1 which covers strategic policies across Braintree, Colchester and Tendring and Section 2 with specific policies for Braintree District.

Q2 Should the Local plan be combined into one document?

No (It was felt important that it needed to be one document until devolution)

Section One Vision – This is for North Essex and a joint document between Braintree District Council, Colchester City Council and Tendring District Council. It includes a policy on a joint garden community proposal between Colchester and Tendring

Q3 Do you think that the Local Plan Vision for North Essex continues to be appropriate?

Section One has five objectives –

- Provide Sufficient New Homes to meet the needs of a growing and ageing population
- Fostering Economic Development by providing more jobs and a better balance between locations of jobs and housing
- Providing new and improved transport and communications infrastructure, to make efficient use of existing transport infrastructure, that new or upgraded transport links to new development are delivered timely.

- Address Education and Healthcare needs, this includes vocational training and apprenticeships and to work with partners to ensure adequate healthcare facilities support new and growing communities
- Ensure high quality outcomes by promoting greater ambition in planning and delivering high-quality sustainable new communities.

Q4 – Do you think that the existing strategic objectives of the Local Plan continue to be appropriate?

Yes

Section One – Strategic Policies

Strategic Policies

SP1 – Presumption in Favour of Sustainable Development

SP2 – Recreational disturbance Avoidance and Mitigation Strategy (RAMS)

SP3 – Spatial Strategy for North Essex

SP4 – Meeting Housing Needs

SP5 – Employment

SP6 – Infrastructure & Connectivity

SP7 – Place Shaping Principles

SP8 – Development & Delivery of a New Garden Community in North Essex

SP9 – Tendring/Colchester Borders Garden Community

Q5 – Do you think that the Strategic Policies continue to be appropriate?

Yes however the following points were made –

Strategies in own right were admirable but detail required,

SP1 – only as good as the Planning Officers,

SP3 – Homes for local people, starter homes and affordable housing needed. Executive homes out of reach of local people.

SP5 – Witham needs business park, technical hubs such as Horizon 120. Strengthen start-up business sites. The A12 corridor would be an ideal position. Better use needed to be made of Witham's prime location on the main railway line and the A12.

SP6 – Commitment to install infrastructure first.

SP7 – Transport/Cycling/Pedestrians – works perfectly in urban communities but not in rural settings.

Q 6 – Do you think that the Section 2 Local Plan Vision for Braintree District continues to be appropriate?

No with the following comments –

Whilst in principle agree opportunities, evidence base was questioned.

Just because broadband is provided, what about those without the skills or financially unable to use?

Parts of Braintree District have areas of multiple deprivation.

Braintree Transport Assessment has no mention of Witham and needs to be refreshed.

Successful work has been achieved with Horizon 120 but better transport links needed for residents to access.

No mention is made of the college in Braintree. Should there be an aspiration for better Post 16 education and easier access to the college?

Big industrial estates in Witham should be emphasised.

Generally, lack of detail.

The consultation then concentrates on an additional Section Two with seven different objectives

- Economy and Retail
- Housing

- Transport and Infrastructure
- Good Quality Design
- Creating Better Places
- The Natural Environment
- Empowering Local People

Q7 – Do you have any additional objectives you think should be included in the plan?

Q8 – Do you have any additional policies you think should be included in the plan?

Equalities in health provision. This should be highlighted and work undertaken towards resolving the issues of Witham’s residents, and those from surrounding villages, having to travel elsewhere for secondary care facilities. This is exacerbated by poor public transport which means residents have to take at least two buses to access hospital facilities.

Map Designations

Q9 - Do you think that the mapping categories shown to accompany Section 2 remain appropriate? **Yes**

Economy and Retail Objectives and Policies

Creating a successful Economy Retail and Town centres (policies LPP2 – LPP15)

Q10 – Do you think that the economy and retail objectives and policies in the adopted plan continue to be appropriate?

LPP2 – major expansion is required off A12 and possibly appropriate expansion at Oliver’s Farm.

LPP3 – why is Witham not included?

LPP6 – Why not a business park off the A12? Could a hotel be included in these plans?

LPP10 – shopping areas with residential flats need to have sufficient parking provision for shoppers and residents alike.

LPP13 – There is a need for leisure and entertainment facilities in Witham

Housing Need Objectives and Policies (policies LPP1 and LPP 16 – LPP41)

Q11 – Do you think that the Housing objectives and policies in the adopted plan continue to be appropriate?

LPP1 – suggested that definition be loosened so that housing could be considered off Humber Road estate

LPP30 – Gimson’s should be removed as now completed.

LPP31 – What is an affordable home? It needs to be within the financial reach of those on a single income with an occupation such as a nurse.

LPP35 – Suggested that with an aging population consideration should be given to increasing the percentage of Category M4(2) and M4(3) homes?

Transport and Infrastructure (to include Broadband) (policies LPP42 – 46 & LPP78)

Q12 - Do you think that the Transport and Infrastructure objectives and policies in the adopted Plan continue to be appropriate?

No.

LPP42 – Members questioned the use of the word sustainable.

LPP43 – Cut Throat Lane car park has been recommended for high density housing as part of the call for sites.

LPP45 – A new road link to Cut Throat Lane/Albert Road needs to be provided (and should have been done as part of the Morrisons expansion).

LPP78 – Infrastructure Delivery and Impact Mitigation. Sufficient and appropriate infrastructure is needed before development.

Good Quality Design (policy LPP52)

Q13 – Do you think that the good quality design objectives and policies in the adopted plan continue to be appropriate?

No.

LPP52 needs to be strengthened so that environmental measures are included.

Creating Better Places (to include healthy communities, social infrastructure, educations and skills (policies LPP47 – 51 & LPP53 – LPP62)

Q14 – Do you think that the Creating Better Places objectives and policies in the adopted plan continue to be appropriate?

No

LPP49 – Health Impact Assessment needs to be refreshed as the capacity of existing health services and facilities in Witham are severely lacking.

LPP53/55/56/57 – Town Centre shop fronts and signage in Witham’s Conservation Area are inconsistent. Should windows and doors that are not seen from roadway not be allowed to be of modern materials that are more energy efficient?

The Natural Environment – Objectives Climate Change, Protection of the Environment and Sustainability (Policies LPP63 – LPP77)

Q15 – Do you think that the natural environment objectives and policies in the adopted plan to be appropriate?

LPP64 – Veteran trees to be given more protection

LPP65 – Tree protection should be strengthened and those trees planted on new developments should be sufficiently cared for, replaced as soon as any die and time extended to ten years.

LPP68 – the green buffer between Rivenhall and Witham has been allowed to be built on (Rivenhall Park). There should be green buffers put in place and protected between Witham and Hatfield Peverel and any other area where development might come forward.

LPP69 – The Protected Lane of Rectory Lane is not sufficiently protected. Policy needs to be strengthened.

Empowering Local People

Strategy: Adopted Statement of Community Involvement (SC1) sets out strategy

Q16 – Do you think that the Empowering Local People objective in the adopted plan continue to be appropriate?

Q17 – Any further comments?

Infrastructure first is required before developments.

Piecemeal development should not be allowed.

Small number of dwellings should still contribute towards infrastructure improvements

CIL should be obtained.

Need to meet with Planning Officers at BDC to discuss Local Plan.

Homeless people, where is the strategy for dealing with this problem?

[Back to Agenda](#)