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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: 29th September 2025

Place: Council Chamber, Town Hall, 61 Newland Street, Witham, CM8 2FE

Present: Councillors

J.	Robertson	(Chairman)
J.C.	Coleman	(Vice Chairman)
E.	Adelaja	
P.	Barlow	
J.M.	Coleman	
L.	Headley	
R.	Playle	
R.	Ramage	
E.	Williams	

Also in attendance:

G.	Kennedy (Planning Officer)
S.	Puckey (Open Spaces Admin)
J.	Brown (PA to the Council)

113. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Sloma.

RESOLVED That the apologies be received and approved.

114. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 1st September 2025 be confirmed as a true record and signed by the Chairman.

115. INTERESTS

Councillor Playle declared a non-pecuniary interest as he was a Member of Essex County Council. Later in the meeting Councillor Barlow declared a non-pecuniary interest in application 25/02135/TPO as a trustee of the Witham Housing Association.

116. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the press or public present.

117. PLANNING OFFICER'S REPORT

The Planning Officer advised that a Development Consent Order for the Norwich to Tilbury National Grid update had been accepted by the Planning Inspectorate who will now appoint an Examining Authority. A decision is expected by late 2026/early 2027, with construction taking place between 2027 and 2031.

RESOLVED That the information be received and noted.

118. PART 1 APPLICATIONS

25/02067/HH

17 Avenue Road, Witham

Conversion of garage to habitable accommodation including removal of garage door and insertion of front window and alterations to fenestrations to the single storey rear extension.

NO OBJECTION

119. PART 2 APPLICATIONS

25/00748/VAR

Land Adjacent to Lodge Farm, Hatfield Road, Witham

Variation would allow:- Amendment to the landscaping to the north of the site to include a vehicle restraint crash barrier, revised hard and soft landscaping, and retention of a road chicane located adjacent to Plot 24 in Raven Drive, for speed reduction purposes.

Members discussed the variations and particularly welcomed the road chicane to slow drivers.

NO OBJECTION

25/00743/VAR

Land Adjacent to Lodge Farm, Hatfield Road, Witham

Amendment to the landscaping to the north of the site to include a vehicle restraint crash barrier; - Additional landscaping to mitigate its visual impact, revised hard and soft landscaping; - Removal of a footpath connection proposed along the green corridor between phase 4 and phase 5; - Removal of condition 2 (Highways details).

Members discussed the variation and were surprised by the removal of the footpath. Members further felt that 4 parking spaces for the allotments would be insufficient and would like to see more.

NO OBJECTION subject to a clear understanding why it was deemed necessary to remove the footpath connection when walking should be encouraged.

25/02136/TPOCON

Foster Court, Witham, Essex

Notice of intent to carry out works to trees in a Conservation Area
The Tree Warden confirmed that this was routine work.

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

25/02142/TPO

Foster Court, Witham, Essex

Notice of intent to carry out works to tree protected by Tree Preservation Order – 7/86.
The Himalayan Birch was over the car park and while the requested 3.5m appeared excessive, the Tree Warden advised that the work was reasonable given the height of the tree.

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

25/02132/TPOCON

35 The Avenue, Witham

Notice of intent to carry out works to trees in a Conservation Area.
The Tree Warden has advised that a reduction to 4m in height was reasonable.

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

25/02135/TPO

Land North of Podsbrook House, Guithavon Street, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO 5/83.
The Tree Warden had advised that this was regular maintenance.

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

Councillor P Barlow declared a non-pecuniary interest as a trustee of Witham Housing Association and did not take part in the discussions or vote.

120. REVISED PLANS

24/01217/REM

Land Adjacent to Lodge Farm, Hatfield Road, Witham

Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 5 comprising the erection of 110 dwellings, with associated landscaping, public open space and parking pursuant to outline planning permission 15/00430/OUT for; (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping (ACCOMPANIED BY AN ENVIRONMENTAL

STATEMENT), as varied by applications 16/02101/VAR and 17/02176/VAR and application 20/01571/VAR).

NO OBJECTION subject to EV charging points being installed for on-street visitor parking places, solar panels being added to dwellings and consideration given for additional bungalows being included to take into account the ageing population.

121. DELEGATED DECISIONS

25/01534/FUL

Gershwin Park Land, North East of Reid Road, Witham

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.

NO OBJECTION subject to the installation of an additional lift in the apartment block, clarification about bin storage, additional space for the charging and storage of mobility scooters, consideration for increased retail parking, solar panels being installed across the site and over car parking areas with EV charging points being included for the car parks.

25/01986/TPOCON

9 Old Magistrates Court, Witham

T1 – Sycamore Tree (*Acer Pseudoplatanus*) – Remove to ground level.

The Tree Warden had raised no objection.

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

RESOLVED That the delegated decisions be received and noted.

122. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

123. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Officer provided a verbal report with regards to the speed indicator. A licence had been applied for and the Planning Officer had contacted Essex County Councillor Derek Louis asking him to chase this application and to ask for consideration to the possibility of 20mph signs outside Maltings Academy and Powers Hall School.

RESOLVED that the report be received and noted.

There being no further business the Chairman closed the meeting at 7.02 p.m.

Councillor J. Robertson
Chairman

GK/SP/JB 30.09.2025