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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: Tuesday, 11th August 2026

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

Present: Councillors

P.	Barlow	(Chair)
J.	Robertson	(Vice Chair) (arrived 6.36pm)
L.	Headley	
R.	Ramage	
E.	Williams	(arrived 6.35pm)
G.	Kennedy	(Planning Officer)
J.	Brown	(PA to the Council)
S.	Puckey	(Open Spaces Admin Officer)

58. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Playle and J.M.Coleman.
Councillor E Adelaja was absent.

RESOLVED That the apologies be received and approved.

59. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 27th July 2026 be confirmed as a true record and signed by the Chair.

60. INTERESTS

No interests were declared.

61. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the public present.

62. PLANNING OFFICER'S REPORT

The Planning Officer had nothing to report.

63. PART 1 APPLICATIONS

26/01555/HH

20 Duncombe Close, Witham

Installation of two garage doors to the front of existing car ports

NO OBJECTION

26/01624/HH

27 Benton Close, Witham

Demolish existing rear lean to structure and replace with new single storey rear extension with flat roof

NO OBJECTION

26/01776/HH

76 Epping Way, Witham

Single storey rear extension

NO OBJECTION

64. PART 2 APPLICATIONS

Councillor Williams and Councillor Robertson entered the Chamber

26/01317/FUL

50 - 56, 50A, 54A Dorothy Sayers Drive & 2 – 10, 4A, 6A, 8A, 10A Laburnum Way, Witham

Proposed alterations to exterior of both buildings.

An email from the developer's agent had been circulated to Members but the Planning Officer read out the proposal to seek a different approach to reviving the derelict site by converting the commercial premises to residential dwellings only and had asserted that the previously approved redevelopment plans were unviable. She reminded Members that whilst the application was for proposed alterations to the exterior of the buildings she had been advised by the District Council's Planning Officer to raise any concerns about the development. She added that she had been in touch with the agent and invited him to attend both this and future Planning Meetings to discuss the proposals.

Members discussed this application at length and were concerned that the area had been heavily vandalised, an eyesore, and unpleasant for local residents and had long needed renovation. It was noted that Witham Town Council had strongly supported the Rickstones Neighbourhood Centre as a Comprehensive Redevelopment Area for mixed use in the Braintree District Council's Local Plan (LPP28). Whilst it was agreed that the proposed studio flats would be welcomed in Witham, Members felt strongly that an element of community facilities and shops, badly lacking in this ward remained necessary and that any residential redevelopment, whilst welcomed, should still include a small number of commercial units which had been successful on Flemming Way and are similarly planned for Maltings Lane. The comment was also made that there could be an opportunity for a mixed use development with the District Council to provide improved changing facilities for the adjacent playing fields and a better polling station.

RECOMMEND REFUSAL on the grounds of lack of amenity and that a small retail unit should be provided; and that the site should be comprehensively redeveloped in line with the extant LPP 28.

26/01658/TPOCON

2 Scotfield Mews, Witham

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

Members were informed that the Tree Warden had confirmed that this work was acceptable.

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

26/01674/ADV

Land Opposite, The Old Pottery Kiln, Gershwin Boulevard, Witham

Signage to include: 1 No. Neon Hanging Sign, 12 No. Window Manifestations, 1 No. Digital EGP, 1 No. Neon Bucket Portal, 2 No. Entrance Vinyls, 2 No. Opening Hours Vinyls, 2 No. Colonel & KFC Bucket, 1 No. Projecting Sign, 1 No. Large Chicken Vinyl, 1 No. KFC Lightbox, 4 No. Fascia Signs with Lighting Troughs and 2 No. Totem Sign Panels.

Members noted that the site was a commercial area, outside the conservation area and away from residential properties and therefore raised no objection, subject to the lit signage being off when the premises are closed.

NO OBJECTION subject to the lit signage being off when the premises are closed.

26/01726/TPOCON

Old Magistrates Court, Witham

Notice of intent to carry out works to trees protected by the Conservation Area

The Tree Warden had made a site visit and agreed that felling of the silver maple was not justified as it was healthy and no reason had been given for felling.

RECOMMEND REFUSAL of the felling of the silver maple on the grounds that it was a healthy tree, there was no reason given for the felling and there would be a loss of amenity but offer no objection to the works planned for the other trees subject to the advice of the District Council's Landscape Officer.

26/01748/TPOCON

Park View, Kings Chase, Witham

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

Members were informed that the Tree Warden had confirmed that the proposals to prune the trees by up to 3 metres was excessive and he had recommended that 1 to 1.5 metres would be sufficient.

RECOMMEND REFUSAL to the proposed pruning of up to 3 metres which was considered to be excessive but there would be no objection to a maximum of between 1 to 1.5

metres subject to the advice of the District Council's Landscape Officer.

26/01791/TPOCON

37 Collingwood Road, Witham

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

Members were informed that the Tree Warden had advised that the yew should be trimmed into a ball as advised by the arboriculturist.

RECOMMEND REFUSAL on the grounds that the yew should be trimmed into a ball as advised by the arboriculturist and subject to the advice of the District Council's Landscape Officer.

26/01774/HH

Roslyn House, 16 Newland Street, Witham¹

Refurbishment and replacement of existing single glazed sash windows on the south east elevation, replacement of all modern single glazed dormer windows with timber slim double glazed windows, replacement of modern single glazed sash and casement windows on the south west, north east and north west elevations with slim double glazed sash and casement windows. Demolition of modern garden wall and construction of three new brick walls and demolition of late C20th conservatory on south east elevation.

Members discussed this application at length and were happy with the replacement of the windows, in keeping with the building, to reduce heat loss and wasted energy. In principle Members raised no objection to the wall replacement although there could be an issue with the garden gate entrance to Whitehall Court which was a private road. However, Members were concerned about the demolition of the conservatory which was considered unique and a landmark in Witham.

NO OBJECTION to the replacement windows

NO OBJECTION to the demolition of the garden wall and construction of three new brick walls

RECOMMEND REFUSAL for the demolition of the conservatory on the grounds that it makes a positive contribution to the character and appearance of the Conservation Area (LPP 53) and removing it will negatively impact the street scene in a Conservation Area. (LPP 54)

26/01775/LBC

Roslyn House, 16 Newland Street, Witham

Refurbishment and replacement of existing single glazed sash windows on the south east elevation, replacement of all modern single glazed dormer windows with timber slim double glazed windows, replacement of modern single glazed sash and casement windows on the south west, north east and north west elevations with slim double glazed sash and casement windows. Demolition of modern garden wall and construction of three new brick walls and demolition of late C20th conservatory on south east elevation

¹ Information has been received from Braintree District Council that as Roslyn House was empty a full application (FUL) needed to be considered rather than a Householder (HH). Consequently, this application would be taken to the next Meeting.

Members discussed this application at length and were happy with the replacement of the windows, in keeping with the building, to reduce heat loss and wasted energy. In principle Members raised no objection to the wall replacement although there could be an issue with the garden gate entrance to Whitehall Court which was a private road. However, Members were concerned about the demolition of the conservatory which was considered unique and a landmark in Witham.

NO OBJECTION to the replacement windows subject to the advice of the Listed Buildings Officer

NO OBJECTION to the demolition of the garden wall and construction of three new brick walls subject to the advice of the Listed Buildings Officer

RECOMMEND REFUSAL for the demolition of the conservatory on the grounds that it makes a positive contribution to the character and appearance of the Conservation Area (LPP 53) and removing it will negatively impact the street scene in a Conservation Area (LPP 54).

26/01654/HH

Meadowview, 92A Maldon Road, Witham

Proposed formation of a new vehicle access, dropped kerb, permeable driveway and associated hard and soft landscaping works

NO OBJECTION

65. REVISED PLANS

There were no revised plans.

66. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

67. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Officer advised that she had begun the process to install two posts in Rickstones Road for a new Speed Indicator Device. Unfortunately, there were gas mains in the area and she was trying to get advice from Cadent before applying for a licence.

RESOLVED That the information be received and noted.

68. BUS SERVICE 40

A response was received from Essex County Council regarding the delay in extending bus service 40.

RESOLVED That the information be received and noted.

69. UK FISH BAR

Members were informed that following a visit from Planning Enforcement, UK Fish Bar had disconnected the electricity to the hanging sign.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the meeting at 7.26p.m.

Councillor P. Barlow
Chair
GK/JB/SP/12.8.2026