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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 24th August 2026**

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

Present:	Councillors	P.	Barlow	(Chair)
		J.	Robertson	(Vice Chair)
		E.	Adelaja	
		J.M.	Coleman	
		L.	Headley	
		R.	Playle	
		R.	Ramage	
	G.	Kennedy	(Planning Officer)	
	J.	Brown	(PA to the Council)	
	N.	Zaviazun	(Assistant Finance Officer)	

70. APOLOGIES FOR ABSENCE

There were no apologies given.

RESOLVED That there were no apologies given. Councillor Williams was absent.

71. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 11th August 2026 be confirmed as a true record and signed by the Chair.

72. INTERESTS

Councillor Playle declared a non-registerable interest as a Member of Essex County Council.

73. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the public present.

74. PLANNING OFFICER'S REPORT

The Planning Officer reported that after contacting the Enforcement Team at Braintree District Council the following action had been completed –

Spice Venue – the unauthorised outbuilding to the side of the property had been removed and likewise the internal standard electric sockets to the outside of the building.

Newland Street Stores – the owner had been advised that the window graphics constitute a breach of advertisement regulations and should be removed.

Well Done – the multiple window graphics have now been removed.

She understood that the developer of the site at Dorothy Sayers Drive junction with Laburnum Way, had withdrawn his application for piecemeal development. She confirmed that the site was included as a Comprehensive Redevelopment Area in the draft Local Plan.

She had heard today that the long awaited railway station improvements would be starting next month and from 7th September 2026 some parking bays would be out of commission during building works which was expected to finish late autumn 2027.

RESOLVED That the information be received and noted.

75. PART 1 APPLICATIONS

26/01832/HH

Ash Trees, Earlsmead, Witham

Proposed carport addition to existing garage

NO OBJECTION

26/01831/HH

Ash Trees, Earlsmead, Witham

Proposed single storey front porch and alterations to fenestration

NO OBJECTION

26/01857/HH

187 Maltings Lane, Witham

Proposed single storey side/rear extension

NO OBJECTION

76. PART 2 APPLICATIONS

26/01802/HH

12 Collar Way, Witham

Part retrospective application for the erection of a detached outbuilding and the raising of boundary fencing

Members were reminded that a previous application had been considered in September 2025 which had been refused.

RECOMMEND REFUSAL on the grounds of overdevelopment of the site and the adverse impact on neighbouring properties, contrary to LPP36d.

26/01774/FUL

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 timber 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 were informed that Braintree District Council had directed that as the building was empty, a full application was required rather than the householder application as considered at the last Meeting.

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 (LPP53) and removing it will negatively impact the street scene in a Conservation Area. (LPP54)

26/01860/ADV

Land adjacent Crittall Court, Colchester Road, Witham

Installation of 1 x 48 sheet freestanding internally illuminated advertising display unit

Members were informed that the advertisement guidelines talk about the effect upon visual and aural amenity in the immediate neighbourhood affecting those passing by or people living in the vicinity who would be aware of the advertisement. This large and dominant advertisement would be harmful to the visual amenity of the area and impact on road safety of motorists.

RECOMMEND REFUSAL on the grounds that the proposed advertising display would have an adverse impact on road safety and the residential amenity of neighbouring residents, particularly those living in the adjacent flats.

77. REVISED PLANS

There were no revised plans.

78. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

79. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Officer advised that she was still trying to get Cadent Gas to agree that there would be space to erect posts beside the gas mains before seeking a licence from Essex County Council.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the meeting at 7.25 p.m.

Councillor P. Barlow
Chair

GK/NZ/JB/25/8/2026