



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **29th September 2025** 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
GK/JB/24.09.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 16th September 2025 (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

24/0121/REM

Land Adjacent to Lodge Farm, Hatfield Road, Witham

9. DELEGATED DECISIONS

To receive a report ([attached](#) at page 12).

10. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached](#) at page 13).

11. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report from the Planning Officer.

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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
25/02067/HH	17 Avenue Road, Witham, Essex	Central	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

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.

25/00748/VAR	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	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.
25/00743/VAR	Land Adjacent To Lodge Farm, Hatfield Road, Witham	Hatfield	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).
25/02136/TPO CON	Foster Court, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area-
25/02142/TPO	Foster Court, Witham, Essex	Central	Notice of intent to carry out works to tree protected by Tree Preservation Order- 7/86
25/02132/TPO CON	35 The Avenue, Witham, Essex	Central	Notice of intent to carry out works to trees in a Conservation Area
25/02135/TPO	Land North Of Podsbrook House, Guithavon Street, Witham	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order TPO 5/83

Witham Town Council – Planning Application Report

Application No:- 25/00748/VAR

Address:- Land Adjacent To Lodge Farm, Hatfield Road, Witham

Ward:- Hatfield

Proposal:- 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.

Relevant Site History:- Raised no objections to the initial variation

Representations:-

Summary:-

The proposal would be to install a crash barrier in line with Network Rail's guidelines and to retain a proposed chicane to prevent speeding in Raven Drive.

Recommendation:-

Would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/00743/VAR

Address:- Land Adjacent To Lodge Farm, Hatfield Road, Witham

Ward:- Hatfield

Proposal:- 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).

Relevant Site History:-

Representations:-

Summary:-

The proposal includes the removal of a footpath connection along the green corridor between phases 4 and 5.

Recommendation:-

Whilst there are other opportunities to connect phases 4 and 5, residents should be encouraged to walk particularly in this green corridor. Members might therefore wish to question the decision and therefore offer no objection subject to this particular point.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02136/TPOCON

Address:- Foster Court, Witham, Essex

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- G1 Mixed species - crown lift all trees by 1.5 m and reduce Robinia overhanging car park by 3 metres back to previous points on all aspects. G2 Mixed species - reduce sublateral branches on sycamore that's encroaching on building by 2 metres. T012 Horse chestnut - reduce crown to previous points on all aspects, removing approximately 2 metres of regrowth

Recommendation:- Following a tree survey the above work has been identified. The work appears reasonable and the Tree Warden has advised no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02142/TPO

Address:- Foster Court, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to tree protected by Tree Preservation Order- 7/86

Relevant Site History:-

Representations:-

Summary:- G2- T008 Himalayan Birch - crown lift to 3.5 m.

Recommendation:- The tree is over the car park and whilst crown lift by 3.5m appears to be excessive, this is a tall tree. The Tree Warden has advised no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02132/TPOCON

Address:- 35 The Avenue, Witham, Essex

Ward:- Central

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

Relevant Site History:-

Representations:-

Summary:- Cherry (T1) - Crown reduction height after 4m spread after 4m Apple (T2) - Crown reduction height after 4m spread after 4m

Recommendation:-

The Tree Warden has advised that a reduction to 4m in height is reasonable and therefore suggest no objection subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02135/TPO

Address:- Land North Of Podsbroom House, Guithavon Street, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order TPO 5/83

Relevant Site History:-

Representations:-

Summary:- G1: T2 Sycamore - Reduce limbs on building side by approximately 1.5 metres to natural pruning points T4 Beech - Thin crown by 20% T5 London Plane - Reduce overextended limbs on building side by up to 3 metres to natural pruning points T6 Hawthorn - Reduce crown by 2 metres to natural pruning points; TPO 3/2022: T7 Birch - Reduce crown by 1 metre on all aspects, to natural pruning points T8 Cherry - Reduce crown by 1 metre on all aspects, to natural pruning points

Recommendation:-

I am concerned that as some of the trees will be cut back on one side only there could be opportunity for the trees to become unbalanced. Advice has been sought from the Tree Warden.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 24/01217/REM

Address:- Land Adjacent To Lodge Farm, Hatfield Road, Witham

Ward:-

Proposal:- 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).

Relevant Site History:-

This matter was last discussed in June 2025 and no objections were raised subject to EV charging points being installed particularly in parking courts and on-street visitor parking places; and solar panels being added to dwellings. Comment was made that additional bungalows should be included to take into account the aging population.

Representations:-

Summary:- This is now a reserved matters application for Phase 5. There are a large number of revised plans and the most appropriate ones will be available on the powerpoint. Members will note the central green area alongwith the play and sculpture trail. Affordable housing is identified, the two bungalows and electric charging points. Infrastructure will be in place for EV charging on parking courts.

Recommendation:- Would recommend no objection subject to EV charging points being installed for on-street visitor parking places; and solar panels being added to dwellings along with a comment that additional bungalows should be included to take into account the ageing population.

Policy References:-

Officer Report: Delegated Decision

Issue:

Following the Meeting of 16th September 2025 being inquorate it was necessary to make the following delegated decisions in consultation with the Chairman of the Planning and Transport Committee –

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

It was noted that there was only one lift in the apartment which could be a problem for those less able residents on the upper floors if the lift is out of action. The bin storage was a distance from the apartment building, were residents expected to take their rubbish and recycling across the car park to this area? Was there a designated area for charging and storage of mobility scooters?

It was noted there was only a small amount of parking in front of the retail area.

It was noted that thought had been given to passive design in the Care Home. There is an opportunity for solar panels across the site and indeed over car parking areas. EV charging should also be included for the car parks and the bungalows. The significant tree planting would be welcome.

The Town Council therefore offered no objections subject to the above points.

25/01986/TPOCON 9 Old Magistrates Court, Witham

Works to tree in a Conservation Area T1 – Sycamore Tree (Acer Pseudoplatanus) – Remove to ground level

The Town Council offered no objections subject to the advice of the District Council's Landscape Officer's advice.

Advice:

To receive and note.

GK/24.9.2025

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Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 10
111-115 Newland Street, Witham	Variation of Condition 2 (Approved plans) of approved application 20/00808/FUL granted 15/12/2022 for the residential development comprising of 4no. dwellinghouses and 3no. flats, together with associated works and demolition of single storey outbuilding. Variation would allow the change of roof profile of Plot 7 to create a practical roof junction with the adjoining flat roof and the reduction of the balcony door width to Plot 5 to provide additional internal wall space for sufficient kitchen units to support the flat.	Permitted	No Objection.	

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