



Town Hall | 61 Newland Street | Witham | CM8 2FE
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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 29th June 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	(arrived at 7.03 p.m.)
R.	Ramage	
G.	Kennedy	(Planning Officer)
J.	Brown	(PA to the Council)
N.	Zaviazun	(Assistant Finance Officer)

24. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillor Williams.

RESOLVED That the apologies be received and approved.

25. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 15th June 2026 be confirmed as a true record and signed by the Chair.

26. INTERESTS

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

27. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the public present.

28. PLANNING OFFICER'S REPORT

The Planning Officer explained that following on from the last Meeting she had sent enforcement requests to Braintree District Council regarding four shop fronts – Newland Street Store (near the library), Phone Shop (on the corner of Newland Street and Maldon Road), UK Fish Bar (that now had a flashing, illuminated sign in its window) and Well Done Takeaway (in Guithavon Street). One response had been received to date with regard to Newland Street Store which was considered to be proportionate and non-illuminated, so no further action would be taken. An advertising guide had also been sent. She said that Braintree District Council had sent out to residents and business owners a letter about improvements in Witham's town centre which 'would enhance the character, safety and overall appeal of the high street while carefully preserving and celebrating its historic charm.'

Councillor R. Playle arrived at the Meeting and gave non-registerable interest as a Member of Essex County Council.

Members discussed actions to be taken to ensure that the conservation area was protected. Given the apparent dichotomy between the street furniture letter and the planner's views on the shops, it was agreed in the first instance to write to Head of Development Control at Braintree District Council with a copy to the Chair of Scrutiny, regarding the specific criteria for shop fronts in the Local Plan.

The Planning Officer said that she had received notice of an appeal regarding the District Council's decision to refuse application 26/00401/HH – 2 Bright Avenue, Witham for a loft conversion incorporating one front and three rear dormers. This Committee had recommended refusal on the grounds that the dormer windows would have an adverse effect on the street scene contrary to LP35(d).

RESOLVED to receive and note report.

29. PART 1 APPLICATIONS

26/01304/HH

33 Laurence Avenue, Witham

Proposed rear dormer extension to the loft.

NO OBJECTION

26/01181/DAC106

Land North of Woodend Farm, Hatfield Road, Witham

Application for approval of Schedule 14, Paragraph 2 (Safeguarded Land Strategy) of the S106 agreement for application 19/01896/OUT dated 21st July 2022.

NO OBJECTION

30. PART 2 APPLICATIONS

26/01206/FUL

Witham Town Football And Social Club, Spa Road, Witham

Proposed erection of 5 No. double outdoor padel courts with associated canopies and new parking area.

NO OBJECTION

26/01275/ADV

The Simarco Stadium, Spa Road, Witham
Advertising hoarding.

NO OBJECTION

26/01262/HH

91-93 Braintree Road, Witham, Essex

Proposed shared dropped kerb and vehicular crossover to allow vehicle access to front parking areas of the properties.

Members understood that Essex County Council had proposed to regulate the bus lay by which would prevent parking and therefore negate the neighbour's objections.

NO OBJECTION

26/01359/TPOCON

Moorfield Court, Newland Street, Witham

Notice of intent to carry out works to trees in a Conservation Area: T1 Magnolia - reduce height by 1.5 m and crown width by 1 m; T2 Rowan - reduce height by 2 m and crown width by 1.5 m.

The Tree Warden had been asked to comment on these trees and advised no objection.

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

26/01236/FUL

96 Newland Street, Witham, Essex

Installation of defibrillator and bleed kit cabinets to external wall.

NO OBJECTION

RESOLVED That a letter be sent to Nationwide thanking them for the installation of defibrillator.

26/01213/TPOCON

4 Barnfield Place, Newland Street, Witham

Notice of intent to carry out works to trees in a Conservation Area: AEEG001 - Buddleia hedgerow - Crown lift to 2.4m over car park. AEET001 - Wild cherry - Crown Lift to 2.4m over carpark, reduce back from streetlight by up to 2m. AEET002 - Rowan - Sever and strip ivy up to 1.5m. AEET004 - Rowan - Crown lift to 2.4m over footpath.

The Tree Warden had been asked to comment on these trees, he considered that the proposed work to the Rowan was unnecessary but on balance advised no objection.

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

31. REVISED PLANS

There were no revised plans.

32. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

There being no further business the Chairman closed the meeting at 7.27 p.m.

Councillor P. Barlow
Chair
GK/JB/NZ/30/06.2026