



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **13th October 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

SP/JB/08.10.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held on 29th 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

25/01549/HH

35 The Paddocks, Witham

Proposed two storey side extension

9. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached at Page 11](#)).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To note that whilst there is no funding for new schemes as part of the Local Highway Panel, a new process for dealing with requests is being drawn up. In the meantime our request for 20s Plenty signs outside Powers Hall School and Maltings Academy has been passed to Councillor Cunningham, Essex County Council Cabinet Member for Transportation.

Essex Licensing have acknowledged receipt of our application for a Speed Activated Device and have asked for some clarifications which have been provided.

11. PLANNING AND TRANSPORT COMMITTEE BUDGET 2026/2027

To note that £5,000.00 has been assigned to the Planning and Transport Committee budget for the purchase of an additional Vehicle Activated Sign ([attached at page 14](#)) and Members are therefore asked to approve.

12. CYCLING PARKING SITES

To note that Essex County Council Highways has asked for information relating to Cycling Parking Sites by Friday, 17th October 2025. This is being collated by the Open Spaces Administrator and Members are asked to provide information about cycle parking in their wards before this date.

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
25/02170/VAR	5 Witham Lodge, Witham, Essex	Hatfield	Variation of Condition 2 (Approved Plans) of planning permission 24/02502/VAR granted 17/04/2025 for: Variation of Condition 2 (Approved Plans) of planning permission 23/02990/HH granted 23/05/2024: Proposed two storey rear extension, ground floor extension and porch to front elevation, rendered finish to all facades. Resurfacing of drive from loose gravel to block paving, including the widening of access. The installation of solar panels to the south-eastern roof slope. Replacement roof & alterations to pool building. Variation would allow: Movement of the pool building away from the boundary, alterations to fenestration on the rear elevation and addition of solar panels to the pool building

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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.

APPLICATION_NO	ADDRESS	WARD	PROPOSAL
25/02127/ADV	Land Opposite, The Old Pottery Kiln, Gershwin Boulevard, Witham	South	Signage to include; 3 No. Fascia internally illuminated signs, 3 No. internally illuminated booth lettering, 1 No. internally illuminated digital booth screen, 4 No. internally illuminated yellow soffit lights
25/02149/TPO	26B Avenue Road, Witham, Essex	Central	Notice of intent to carry out works to trees protected by Tree Preservation Order 4/83 - T1- 1x Lime tree to be removed.
25/02180/TPOCON	Tesco Store Ltd, 1 The Grove Centre, Newland Street, Witham	Central	Notice of intent to carry out works to trees in a Conservation Area: Mixed species trees - All encroaching branches will be reduced 2 metres back from structure.
25/02202/VAR	Land At North East Witham, Forest Road, Witham	North	Removal of Condition 6 - (off-site highway works at the Morrisons roundabout) & 7-(Improvements to the junction of Chipping Hill & B1018) of approved application 18/02191/VAR granted 30.06.22 for: Variation of Condition A2 (Approved Plans) of permission 15/00799/OUT granted 14.07.2016 for: Hybrid planning application comprising: (i) full application for 222 dwellings including affordable homes, 279 sq m gross floorspace for retail (Class A1) (or 3 additional dwellings in the event that no operator commits contractually to the retail element), public open space including local equipped area for play, sustainable drainage systems, landscaping and associated development: and, (ii) outline application with all matters reserved for up to 148 dwellings including affordable homes, public open space including allotments, sustainable drainage systems, landscaping and associated development.
25/02203/VAR	Phase 2 Land At, Forest Road, Witham	North	Removal of Condition 32 (Improvements to the junction of Chipping Hill & B1018) of approved application 17/01092/FUL granted 27.04.2018 for: Erection of 163 no. one, two, three and four bedroom houses and apartments plus associated parking, roads and landscaping, together with public open space and allotments

Witham Town Council – Planning Application Report

Application No:- 25/02127/ADV

Address:- Land Opposite, The Old Pottery Kiln, Gershwin Boulevard, Witham

Ward:- South

Proposal:- Signage to include; 3 No. Fascia internally illuminated signs, 3 No. internally illuminated booth lettering, 1 No. internally illuminated digital booth screen, 4 No. internally illuminated yellow soffit lights

Relevant Site History:- Amended scheme from approved 23/00873/ADV to which the Town Council raised no objection

Representations:-

Summary:- This is for signage at the proposed McDonalds. There will be two McDonald's signs one on the north west and the other on the south east elevation. The 'M' custom arch will be on the north east elevation and will measure 1.8m across and 1.5 m high. There will be one pay point machine

Recommendation:- This is the usual signage for McDonalds. It will be visible from Hatfield Road but not of course from the A12. Would suggest no objection in line with the last decision but Members might wish to add that all advertising signs should only be lit during opening hours

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02149/TPO

Address:- 26B Avenue Road, Witham, Essex

Ward:- Central

Proposal:- Notice of intent to carry out works to trees protected by Tree Preservation Order 4/83 - T1- 1x Lime tree to be removed.

Relevant Site History:-

Representations:-

Summary:- The applicant states that the lime tree needs to be removed due to damage of the driveway and drains. It has also grown within 5 m of house and applicant is concerned about possible structural damage to the house

Recommendation:- This is a prominent tree and the felling would adversely affect the street scene. The Tree Warden has been asked to advise. Any decision will be subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02180/TPOCON

Address:- Tesco Store Ltd, 1 The Grove Centre, Newland Street, Witham

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: Mixed species trees - All encroaching branches will be reduced 2 metres back from structure.

Relevant Site History:-

Representations:-

Summary:- These trees are at the Maldon Road side of the car park. The applicant states that it is proposed to reduce trees away from neighbouring properties as they are affecting air con units and roof.

Recommendation:- The Tree Warden has been asked to advise but the work seems reasonable. Decision will be subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02202/VAR

Address:- Land At North East Witham, Forest Road, Witham

Ward:- North

Proposal:- Removal of Condition 6 - (off-site highway works at the Morrisons roundabout) & 7- (Improvements to the junction of Chipping Hill & B1018) of approved application 18/02191/VAR granted 30.06.22 for: Variation of Condition A2 (Approved Plans) of permission 15/00799/OUT granted 14.07.2016 for: Hybrid planning application comprising: (i) full application for 222 dwellings including affordable homes, 279 sq m gross floorspace for retail (Class A1) (or 3 additional dwellings in the event that no operator commits contractually to the retail element), public open space including local equipped area for play, sustainable drainage systems, landscaping and associated development: and, (ii) outline application with all matters reserved for up to 148 dwellings including affordable homes, public open space including allotments, sustainable drainage systems, landscaping and associated development.

Relevant Site History:-

Representations:-

Summary:- We have been asked to comment on this variation to the original planning application. Members might remember that work to the Morrisons Roundabout was proposed to mitigate the impact of additional traffic caused by the development at Rivenhall Park. Essex County Council raised concerns regarding the proposals to the roundabout. Further improvements were considered but the applicant considered that a financial contribution for sustainable transport improvements would benefit the community. The applicant is now asking that Conditions 6 and 7 for works to Morrisons roundabout and Chipping Hill roundabout be removed.

Recommendation:- The applicant has agreed to make an additional £100,000 towards pedestrian and cycle improvements between the development and the Town Centre or the Witham LCWIP, vary cycle parking to Witham Town centre and make an additional financial contribution of £269,736 towards sustainable transport. Would recommend no objection

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02203/VAR

Address:- Phase 2 Land At, Forest Road, Witham

Ward:- North

Proposal:- Removal of Condition 32 (Improvements to the junction of Chipping Hill & B1018) of approved application 17/01092/FUL granted 27.04.2018 for: Erection of 163 no. one, two, three and four bedroom houses and apartments plus associated parking, roads and landscaping, together with public open space and allotments

Relevant Site History:-

Representations:-

Summary:- We have been asked to comment on this variation. Condition 32 relates to widening on the Chipping Hill approach to the junction of Chipping Hill and the B1018 to help mitigate the impact of the development on the local road network. The cost of the proposed work has escalated to an extent that the applicant considers that the money would be better spent on other local sustainable transport improvements.

Recommendation:- The applicant has agreed to an additional contribution of £269,735 towards sustainable transport. It is not known whether this is in addition to the same sum being agreed in the previous application. Members will know from discussions about the Local Highways Panel and how funding was available for a pedestrian crossing in Rickstones Road.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/01549/HH

Address:- 35 The Paddocks, Witham, Essex

Ward:- Central

Proposal:- Proposed two storey side extension

Relevant Site History:- Considered initially on 19th August 2025 and no objections raised subject to sufficient garden space remaining in line with Essex Design Guidelines and subject to the Listed Buildings Officer's advice.

Representations:-

Summary:- Braintree District Council had granted consent for this application but there are now revised plans. The original proposal was to install a window in the master bedroom which would be looking down their garden. The revised plan now has this window removed and a velux window in the roof

Recommendation:- In place of a window in the master bedroom, it would seem that the applicant now proposed as 'vaulted' room so a velux window can be added. Would suggest no objection.

Policy References:-

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Application & Address**Proposal****BDC Decision****WTC Decision**

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25/01549/HH - 35 The Paddocks Witham Essex CM8 2DR	Proposed two storey side extension	Permitted	No Objection
25/01222/TPO - 2 Tudor Close Witham Essex CM8 1AU	Notice of intent to carry out works to tree protected by Tree Preservation Order 8/2000 - G1- T1 the removal of up to 2 metres from the width & removal of any excess branches.	Permitted	recommended refusal on the grounds that the proposed pruning would be excessive and would leave the shape of the tree unbalanced with a potential to make it unstable, but would have no objection to a one metre cut to its width; and subject to the advice of the District Council's Landscape Officer.
22/03367/FUL - Land Adjacent Unit A Eastways Witham Essex	Erection of commercial unit (Use Class B8) together with access, parking, landscaping and associated works.	Permitted	No Objection
25/01871/TPOCON - Chestnut Court Church Street Witham Essex CM8 2JL	Notice of intent to carry out works to trees in a Conservation Area- 2x conifers and 2x plum cherry trees - Reduce by 3-4meters.	Deemed Permitted	Unfortunately, no advice was available from a Tree Warden but Members considered that there would be no objection to the proposed works to the conifer trees although a reduction of 4 metres to the cherry trees might be excessive, subject to the advice of the District Council's Landscape Officer.

Application & Address	Proposal	BDC Decision	WTC Decision
25/01809/TPO - 3 Hollybank, Witham, Essex CM8 1UX	Notice of intent to carry out works to tree protected by Tree Preservation Order 6/76: T1 & T2 Beech - Crown reduce by up to 1.5m maximum & general tree maintenance.	Permitted	No Objection, subject to the advice of the District Council's Landscape Officer.
25/01782/TPO - 30 Powers Hall End, Witham, Essex CM8 2HD	Notice of intent to carry out works to tree protected by Tree Preservation Order 7a/80: T1 Beech - Fell to single stem, fell to ground level. T2 Horse Chestnut - Single dead standing stem, to be felled to ground level.	Refused	Tree Warden has advised that whilst the beech is not in good condition it makes a significant amenity contribution to the surrounding area and would be a severe loss. He therefore recommends pollarding in the first instance but if the tree was allowed to be felled a replacement tree should be planted.
25/01504/TPO - 17 Armiger Way, Witham, Essex CM8 2UY	Notice of intent to carry out works to tree protected by Tree Preservation Order 5/75 - A1 Sycamore Tree - Request to fell & remove stump.	Permitted	No objection subject to the advice of the District Council's Landscape Officer and the planting of a suitable replacement tree.
25/00418/TPO - Home Bridge Court, Hatfield Road, Witham, Essex CM8 1GJ	Notice of intent to carry out works to tree protected by Tree Preservation Order 19/2002 T2 1x Magnolia - Remove to ground level and poison stump.	Refused	Recommend refusal on the grounds that the work is unnecessary because Magnolia trees are frequently planted close to buildings, as they have shallow routes which are unlikely to cause subsidence, and additionally no replacement tree was offered.

Application & Address	Proposal	BDC Decision	WTC Decision
25/00691/VAR - Olivers Farm, Maldon Road, Witham, Essex CM8 3HY	Variation of Condition 8 (Opening Hours) of approved application 96/01501/FUL granted 25.03.97 for: Extension of existing general industrial buildings (B2). Variation would allow the wording of the condition to read:- The premises shall not be open for business outside the following hours:- Monday to Saturday 0700 hours - 1800 hours Sundays / Bank Holidays - 1000 hours - 1600 hours Deliveries shall be taken at or despatched from the site only between 0700 and 1800 hours on Monday to Saturday and between 1000 hours and 1600 hours on Sundays or on Bank or Public Holidays.	Permitted	Members were mindful that this site was not on a retail or industrial park so more likely to cause disturbance to residential properties but on balance agreed to offer no objection to the increased hours of working.

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Agenda Item 11

PROPOSED PLANNING & TRANSPORT BUDGET FOR 2026/2027			
	2025/2026	2026/2027	
	Current Budget	Proposed Budget	Difference
<i>No income line</i>	0		
Speed Reduction	5000	5000	
Overhead Expenditure	5000	5000	

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