



Town Hall | 61 Newland Street | Witham | CM8 2FE
01376 520627
witham.gov.uk

MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 1st September 2025**

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

Present: Councillors

J.	Robertson	(Chairman)
P.	Barlow	
J.M.	Coleman	
L.	Headley	
R.	Playle	
R.	Ramage	
A.	Sloma	
E.	Williams	
G	Kennedy	(Planning Officer)
S	Puckey	(Open Spaces Admin Assistant)

98. **APOLOGIES FOR ABSENCE**

Apologies for absence were received from Councillor J. C. Coleman.

RESOLVED That the apologies be received and approved.

99. **MINUTES**

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 19th August 2025 be confirmed as a true record and signed by the Chairman.

100. **INTERESTS**

Councillor Playle declared a non-pecuniary interest as he was a Member of Essex County Council.

101. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the press or public present

102. PLANNING OFFICER'S REPORT

The Planning Officer advised that she had received confirmation that a Development Consent Order for the Norwich to Tilbury National Grid upgrade had been submitted to the Planning Inspectorate. The Planning Process was expected to take 18 months.

RESOLVED That the information be received and noted.

103. PART 1 APPLICATIONS

There were no Part 1 Applications.

104. PART 2 APPLICATIONS

25/01809/TPO

3 Hollybank, Witham, Essex

Notice of Intent to carry out works to a tree protected by Tree Preservation Order 6/76.

The tree warden had advised that the tree work falls within regular maintenance and advised no objection.

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

25/01804/HH

12 Collar Walk, Witham, Essex

Retention of outbuilding. Proposed re-profiling of ground levels to rear garden.

Members noted the close proximity to adjacent gardens and felt it would be unsightly and have a detrimental impact on neighbours.

RECOMMEND REFUSAL on the grounds of impact on neighbours contrary to LPP36.

25/01468/FUL

137 Newland Street, Witham, Essex

Proposed 1st Floor change of use from Class E to 1 No. residential dwelling, alterations to fenestration and roof mounted heat pump.

Members expressed their support of converting premises above shops to residential dwellings however they expressed concern about the possible installation of an electric charging point for bikes at the bottom of the staircase and wanted lighting outside the entrance.

NO OBJECTION subject to the Listed Building's Officer being content with materials and sufficient lighting to allow safe access to the building at night.

25/01860/TPO

Land Opposite 33 Armiger Way, Witham, Essex

Notice of intent to carry out works to tree protected by Tree Preservation Order 5/744.

This application was a repeat of a previous request which had not been actioned. The tree warden advised that his original advice to raise no objection still stood as the tree was in need of maintenance.

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

25/01888/TPO

Roslyn House, 16 Newland Street, Witham

Notice of intent to carry out works to tree protected by Tree Preservation Order 26/90.

The tree warden advised no objection for the work to the magnolia and birch trees, however he felt that pruning the lateral growth of the beech by two metres appeared to be excessive and could damage the fastigate conical appearance, he felt that one metre would be sufficient, likewise crown lift by two metres instead of three.

NO OBJECTION regarding the magnolia and birch trees but would recommend refusal regarding the copper beech tree due to the risk of damaging the fastigate conical appearance, however Members would accept a reduction of lateral growth by one metre and crown lift by two metres subject to the advice of the District Council's Landscape Officer.

25/01804/HH

Chestnut Court, Church Street, Witham

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

In lieu of the tree warden's feedback, Members recognised that work was needed on the trees. Members were happy with the proposed work to the conifer trees but felt that a reduction of 3-4 metres of the cherry trees might be excessive.

NO OBJECTION to the proposed work 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.

105. REVISED PLANS

There were no revised plans to consider.

106. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

107. TACKLING SPEEDING IN WITHAM/20s PLENTY

Councillor Ramage advised that he had considered options for 20s Plenty signs on Spa Road close to Witham Oaks Academy and Witham Acorn Academy, identifying sites just before Brain Road and between the chicanes and the parade of shops. Members further discussed options for signs on Spinks Lane around Lift Maltings Academy and the desire to have 20mph zones outside Templars School and Lift New Rickstones Academy. Members were reminded that the Essex Highways Authority were in the process of updating their Speed Management Strategy but would potentially consider requests for speed management around schools.

RESOLVED That a letter be written to Essex Local Highways Panel requesting 20mph zones around Witham's schools with specific emphasis on Spa Road and Spinks Lane in the first instance.

108. LOCAL TRANSPORT SURVEY

Further to the Planning Officer circulating the main issues effecting Witham within the Essex County Council's Draft Local Transport Plan, Members expressed their disappointment at the lack of inclusion of Witham in many areas of the document and noted that some elements were out-of-date given that the A12 widening had been cancelled. Members further discussed the traffic light issue at the A12 entry slip road, south of the town.

RESOLVED That the Planning Officer write to Essex Highways requesting an update on the points made at the meeting with the Cabinet Member for Highways specifically asking about making the bridge over the A12 one way to reduce congestion as repairs were not due for another year.

RESOLVED That a letter be written to Essex County Council Cabinet Member raising the issues identified.

109. EFFECTS OF CLIMATE CHANGE ON HOUSING DESIGNS

A report was received and Members recognised the importance of taking into account climate change in planning decisions and further noted the difficulty in retro-fitting old properties.

RESOLVED That the information be received and noted.

110. RIVENHALL INCINERATOR

The Planning Officer shared the Environment Agency report about the ongoing commissioning activities at the Rivenhall incinerator. Members expressed their disappointment that the project was still progressing in its current form and remain concerned about the environmental impact of traffic on the area.

RESOLVED That the report be received and noted.

111. PUBLIC SPACES PROTECTION ORDER

The Planning Officer provided a verbal summary of Braintree District Council's Public Spaces Protection Order consultation. While Members felt that vehicular nuisance was not currently a big issue in Witham, they welcomed the PSPO as it would give the police increased powers to act when such anti-social behaviour occurred.

RESOLVED That the Public Spaces Protection Order be received and welcomed.

112. BUS SURVEY

The Planning Officer advised that there was a bus survey available which was consulting on changes to a number of Essex bus routes, one of which effected Witham. She explained that the proposal would extend the route of the number 40 bus, to take in Howbridge and Owers Road, therefore providing access to Aldi for residents in the north of the town. Members considered this a good proposal, although they expressed a preference for a daily service rather than three days a week.

RESOLVED That the information be received and noted

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

Councillor J. Robertson
Chairman

GK/SP 02.09.2025