

Please note later start time of 7.00 p.m.



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday 21st September 2026** Time: **7.00 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 -

P.	Barlow	(Chair)	L.	Headley
J.	Robertson	(Vice Chair)	R.	Playle
E.	Adelaja		R.	Ramage
J.M.	Coleman		E.	Williams

Nikki Smith
Town Clerk
JB/SP/16.09.2026

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 7th September 2026 (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

9. DECISIONS

To receive and note decisions on planning applications pertaining to Witham which have been received from Braintree District Council ([attached at page 9](#)).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report regarding the progress of the Speed Indicator Device.

11. STREET NAMING

To receive notification from Braintree District Council that the developer wishes to name the road Land North East of Gershin Park, Springwell Gardens ([attached at page 15](#)).

12. PROPOSED STOPPING UP OF HIGHWAY AT REID ROAD AND DRURY ROAD

To receive details of the proposed stopping up ([attached at page 16](#)).

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
26/01979/LBC	26 Newland Street, Witham	Central	Formation of a new internal doorway within the existing ground-floor wall between the kitchen and lounge/dining room, including installation of a timber panelled door and frame, new lintels, matching architraves and associated making good.
26/01988/FUL	Unit 21 The Grove Centre Newland Street Witham Essex CM8 2YT	Central	Proposal for external alterations comprising of 2 rooflights and additional entrance to serve existing commercial ground floor unit.

[Back to agenda](#)

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
26/01996/TPO	99 Lime Tree Place 8 Collingwood Road Witham Essex CM8 2GF	Central	Application to carry out works to trees protected by Tree Preservation Order 9/75 T26: T022 - Common lime (<i>Tilia x vulgaris</i>): Fell in sections to as close to ground level as practicable. Reason: The tree is in poor structural condition with basal decay, an internal decay column, crown cavities and crown
26/01997/TPOCON	99 Lime Tree Place 8 Collingwood Road Witham Essex CM8 2GF	Central	Notice of intent to carry out works to trees in a Conservation Area: T006 & T007- Sycamore (<i>Acer pseudoplatanus</i>): Prune the crown on the street lamp side to provide 1 metre clearance, cutting back to suitable growth points. Reason: The crown is growing close to the street lamp. The work will prevent obstruction or contact while retaining the tree. T009 - Horse chestnut (<i>Aesculus hippocastanum</i>): Fell in sections to as close to ground level as practicable and grind out the stump. Reason: The tree is in poor condition with major deadwood, a decay column, crown dieback, poor vitality, cracking at the main stem unions and peeling bark associated with bacterial canker. Its condition and position beside the car park create a foreseeable risk of branch or structural failure. T010 - Horse chestnut (<i>Aesculus hippocastanum</i>): Prune the crown on the building side to provide 3 metres clearance, cutting back to suitable growth points. Reason: The crown is growing close to the building. The work will prevent contact with the structure while retaining the tree. T011 - Common ash (<i>Fraxinus excelsior</i>): Pollard to a final overall height of approximately 5 metres. Reason: The tree has minor and major deadwood, crown dieback and symptoms of ash dieback. The crown is also close to a street lamp. Pollarding will reduce the defective crown and risk of branch failure while retaining the tree in a manageable form.
26/01887/HH	Weston Lodge Hancock Mews Witham CM8 1AT	Hatfield	Installation of 8 rooflights to enable loft conversion.
26/02089/TPO	1 Hewitt Walk Witham Essex CM8 2TU	Central	Application to carry out works to trees protected by Tree Preservation Order: 5/75 - A1 T1 - Chestnut Tree - to fell Reason: due to disease and possibly falling in to a communal area.

Witham Town Council – Planning Application Report

Application No:- 26/01996/TPO

Address:- 99 Lime Tree Place 8 Collingwood Road Witham Essex CM8 2GF

Ward:- Central

Proposal:- Application to carry out works to trees protected by Tree Preservation Order 9/75 T26: T022 - Common lime (*Tilia x vulgaris*): Fell in sections to as close to ground level as practicable. Reason: The tree is in poor structural condition with basal decay, an internal decay column, crown cavities and crown

Relevant Site History:-

Representations:-

Summary:- The advice of the Tree Warden was sought. Unfortunately he was unable to visit the site to see the trees visually due to security gates but recommends refusal on the grounds that they are proposing to fell a lime tree without replacement resulting in the loss of a significant tree losing a carbon sink and impacting on the amenity of the area.

Recommendation:- The Advice of the Tree Warden was sought and he recommended refusal on the grounds that they are proposing to fell a lime tree without a replacement resulting in the loss of a significant tree, losing a carbon sink and impacting on the amenity of the area.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01997/TPOCON

Address:- 99 Lime Tree Place 8 Collingwood Road Witham Essex CM8 2GF

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: T006 & T007- Sycamore (*Acer pseudoplatanus*): Prune the crown on the street lamp side to provide 1 metre clearance, cutting back to suitable growth points. Reason: The crown is growing close to the street lamp. The work will prevent obstruction or contact while retaining the tree. T009 - Horse chestnut (*Aesculus hippocastanum*): Fell in sections to as close to ground level as practicable and grind out the stump. Reason: The tree is in poor condition with major deadwood, a decay column, crown dieback, poor vitality, cracking at the main stem unions and peeling bark associated with bacterial canker. Its condition and position beside the car park create a foreseeable risk of branch or structural failure. T010 - Horse chestnut (*Aesculus hippocastanum*): Prune the crown on the building side to provide 3 metres clearance, cutting back to suitable growth points. Reason: The crown is growing close to the building. The work will prevent contact with the structure while retaining the tree. T011 - Common ash (*Fraxinus excelsior*): Pollard to a final overall height of approximately 5 metres. Reason: The tree has minor and major deadwood, crown dieback and symptoms of ash dieback. The crown is also close to a street lamp. Pollarding will reduce the defective crown and risk of branch failure while retaining the tree in a manageable form.

Relevant Site History:-

Representations:-

Summary:- The advice of the Tree Warden was sought. He advised no objection with regards to T006 and T007 Sycamore. He recommended refusal with regards to T009 - Horse Chestnut on the grounds that they are proposing to fell a Horse Chestnut with no replacement resulting in the loss of a significant tree losing a carbon sink and impacting on the amenity of the area. He advised no objection to T0010 - Horse Chestnut and T0011 - Ash for pruning.

Recommendation:- The advice of the Tree Warden was sought and he recommended refusal with regards to T009 - Horse Chestnut on the grounds that they are proposing to fell a Horse Chestnut with no replacement. He recommended no objection with regards to T006 and T007 and no objection to the pruning of T0010 - Horse Chestnut and T0011 - Ash.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01887/HH

Address:- Weston Lodge Hancock Mews Witham Essex CM8 1AT

Ward:- Hatfield

Proposal:- Installation of 8 rooflights to enable loft conversion.

Relevant Site History:- This is land that has previously housed one property that has now been split down and houses three different types of property. This application is to install 8 rooflights to the bungalow in the middle, behind the main house and in front of another bungalow.

Representations:-

Summary:- Further to the planning application we have been advised that the rooflights have already been installed. An email has been sent to BDC asking if this should actually be a retrospective planning application.

Recommendation:-

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/02089/TPO

Address:- 1 Hewitt Walk Witham Essex CM8 2TU

Ward:- Central

Proposal:- Application to carry out works to trees protected by Tree Preservation Order: 5/75 - A1 T1 - Chestnut Tree - to fell Reason: due to disease and possibly falling in to a communal area.

Relevant Site History:- A previous planning application in February 2025 was submitted and granted to reduce the tree back to its old cuts.

Representations:-

Summary:- The advice of the Tree Warden has been sought and he has advised that there no evidence of decay, it is covered by ivy so may not be visible and no evidence it would fall into the garages.

Recommendation:- The advice of the Tree Warden was sought who recommended refusal on the grounds that there is no visual evidence of decay, no supporting arboricultural evidence and no replacement offered.

Policy References:-

Agenda Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
26/01658/TPOCON - 2 Scotfield Mews Witham Essex CM8 1FG	Notice of intent to carry out works to trees in a Conservation Area - 1 No. silver birch - 1.5m crown reduction together with a 2.5m selective crown lift of sub-lateral branches for general maintenance	No Objection	No Objection subject to the advice of the District Council's Landscape Officer.
26/01543/TPO - 10 Armiger Way Witham Essex CM8 2UY	Application to carry out works to trees protected by Tree Preservation Order 5/75 - A1- Requesting a height reduction and pruning of T1-Sweet Chestnut, T2-Lime Tree and T3-Pine by 1-2 metres. Reason: The trees are of a substantial height (at height of property) and need reduction to preserve the health of the trees and to reduce risk of damage to property or falling on public footpath adjacent to the site reduce the size and weight of the canopy.	Part Refused / Part Granted. Work proposed to T3, Scots Pine considered excessive. The reduction would remove a considerable portion of its leaf bearing material and its photosynthetic ability would be permanently depleted. The pruning shock would subject the tree to physiological stress and cause a decline to its health that would likely shorten its lifespan considerably, which would have a negative impact on its amenity value. A more sympathetic pruning specification should be considered. Height reduction of T1-Sweet Chestnut, T2-Lime Tree by 1-2 metres is granted.	No Objection subject to the advice of the District Council's Landscape Officer and that consideration be given to the nesting egrets in the area.

Application & Address	Proposal	BDC Decision	WTC Decision
26/01532/TPO - STREET RECORD Guithavon Valley Witham Essex	Application to carry out works to trees protected by Tree Preservation Order 9/77 - A1: T1 - Alder - Coppice to 1m and allow redevelopment. T2 - Alder - Clear fallen stem from waterway and small leaning stem nearby. Coppice to 1m and allow to redevelop. Reason: To reduce the risk of tree failure and potential damage to the adjacent footpath and riverbank.	Application Granted	No Objection subject to the advice of the District Council's Landscape Officer and that consideration be given to the nesting egrets in the area.
26/01301/LBC & 26/01300/HH - The Old Vicarage Chipping Hill Witham Essex CM8 2JS	Demolition and reconstruction of garden wall (Part retrospective)	Application Granted	No Objection subject to the advice of the Listed Buildings Officer.
26/01791/TPOCON - 37 Collingwood Road Witham Essex CM8 2DZ	Notice of intent to carry out works to trees in a Conservation Area: T6 - Removal of mature Yew bush/tree, approx. 3 meters high and 2 meters wide with a 10cm trunk at 1.5m.	No Objection	Recommend Refusal on the grounds that the yew should be trimmed into a ball, as advised by the arboriculturist, and subject to the advice of the District Council's Landscape Officer.
26/01624/HH - 27 Benton Close Witham Essex CM8 1JT	Demolish existing rear lean to structure and replace with new single storey rear extension with flat roof	No Objection	No Objection

Application & Address	Proposal	BDC Decision	WTC Decision
26/01726/TPOCON - STREET RECORD Old Magistrates Court Witham Essex	Notice of intent to carry out works to trees protected by The Conservation Area - 1 x Silver Maple (M1) next to the boundary wall in the car-park to be felled; stump to remain and to be treated to prevent re-growth; 1x Himalayan Birch (H) close to the boundary wall to the rear of the car-park to be crown lifted (removal of lower branches) up to 2m all the way round to provide adequate clearance over the car-park area. Remaining crown to then be reduced by 0.5-1m (leaving a flowing branch line where possible); 1x Red Oak (O) in the centre of the car-park to be crown lifted (removal of lower branches) by up to 4m and remaining crown reduced by 1-1.5m (leaving a flowing branch line where possible).	No Objection	Recommend Refusal of the felling of the silver maple on the grounds that it is a healthy tree there is no reason given for the felling and there would be a loss of amenity; but would raise no objection to the works planned for the other trees subject to the advice of the District Council's Landscape Officer.
26/01555/HH - 20 Duncombe Close Witham Essex CM8 1GR	Installation of two garage doors to the front of existing car ports.	No Objection	No Objection
26/01475/HH - 11 Calamint Road Witham Essex CM8 2XT	Proposed single storey rear extension and new window to side elevation.	No Objection	No Objection

Application & Address	Proposal	BDC Decision	WTC Decision
26/01674/ADV - Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham Essex	Signage to include: 1No. Neon Hanging Sign 12No. Window Manifestations 1No. Digital EGP 1No. Neon Bucket Portal 2No. Entrance Vinyls 2No. Opening Hours Vinyls 2No. Colonel & KFC Bucket 1No. Projecting Sign 1No. Feather Vinyl 2No. White KFC Letters 1No. Large Chicken Vinyl 1No. KFC Lightbox 4No. Fascia Signs with Lighting Troughs 2No. Totem Sign Panels	No Objection	No Objection subject to illuminated signage being switched off when the premises are closed.
25/01534/FUL - Gershwin Park Land North East Of Reid Road Witham Essex	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.	Application Granted with S106	No Objection
26/01748/TPOCON - Park View Kings Chase Witham Essex CM8 1AX	Notice of intent to carry out works to trees in a Conservation Area - T1 ash tree to have 2 meters taken off laterals. T2 beech tree to have 2 meters taken off laterals. T3 field maple tree to have 2 meters taken off laterals. T4 cherry tree to have 2 meters taken off laterals. T5 maple to have 1.5 meters crown reduction Reason: cutting back to clear building.	No Objection	Recommend Refusal to the proposed pruning of up to 3 metres which was considered to be excessive but there would be no objection to a maximum of between 1 to 1.5 metres subject to the advice of the District Council's Landscape Officer.

Application & Address	Proposal	BDC Decision	WTC Decision
25/02202/VAR - Land At North East Witham Forest Road Witham Essex	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.	Application Granted	Recommended Refusal on the grounds that there is a lack of evidence to show that providing additional pedestrian and cycle improvements between the site and town centre, and additional contributions towards sustainable transport improvements would offer real value for money or realistically mitigate the impact of the development on the local road network which had been the original purpose of condition 6 and 7. Members would welcome the opportunity to understand the cost increases of condition 7 and the reasoning and analysis behind all these alternative proposals and the evidence as to how this will actually reduce the traffic movements and additional congestion caused by the development, which was an important condition for Members.

Application & Address	Proposal	BDC Decision	WTC Decision
25/02203/VAR - Phase 2 Land At Forest Road Witham Essex		Application Granted	Recommended Refusal on the grounds that there is a lack of evidence to show how this amount of additional money being invested in sustainable transport improvements, including pedestrian, cycle and / or bus enhancements in the local area, would offer value for money or realistically mitigate the impact of the development on the local road network which had been the original purpose of condition 32. Members would welcome the opportunity to understand the cost increases and the reasoning behind this alternative proposal and the evidence as to how this will reduce the traffic congestion caused by the development, which was an important condition for Members. In addition, Members would like clarity as to whether the sum of £269,735 would be in addition to the £269,735 offered for Application No. 25/02202/VAR.

[Back to Agenda](#)

PUBLIC HEALTH ACT 1925, Section 18

Assignment of Name(s) to Street

NOTICE IS HEREBY GIVEN that Braintree District Council as the Local Authority for the purposes of Section 18 of the Public Health Act 1925, intends to make and ORDER thereunder to ASSIGN A

NAME(s) to the Street(s) described in the Schedule below, and that such Order will be made on or after

1st October 2026.

Any person aggrieved by the intended Order may within 21 days after the posting of this Notice appeal to the Chelmsford Magistrates Court, 10 New Street, Chelmsford, CM1 1NT.

Schedule:

PROPOSED NAMES	PRESENT NAME, or DESCRIPTION and SITUATION of (part of) STREET
Springwell Gardens	Land North East Of Gershwin Park

[Back to Agenda](#)

OFFICIAL

TOWN AND COUNTRY PLANNING ACT 1990

THE STOPPING UP OF HIGHWAYS (EAST) (NO.21) ORDER 2026

The Secretary of State makes this Order in exercise of powers under section 247 of the Town and Country Planning Act 1990 ("the Act").

1. The Secretary of State authorises the stopping up of the highways described in the Schedule to this Order and shown on the plan numbered NATTRAN/E/S247/6241, to enable development to be carried out in accordance with the planning permission granted by Braintree District Council under references 26/00812/FUL and 25/01534/FUL.
2. Where immediately before the date of this Order there is any apparatus of statutory undertakers under, in, on, over, along or across any highway authorised to be stopped up pursuant to this Order then, subject to section 261(4) of the Act, those undertakers shall have the same rights as respects that apparatus after that highway is stopped up as they had immediately beforehand.
3. This Order shall come into force on the 24 September 2026.



Signed by authority of
the Secretary of State
10 September 2026

NEIL CRASS
An Official in the
National Transport Casework Team
Department for Transport

THE SCHEDULE

Description of highways to be stopped up

The highways to be stopped up are at Witham, in the District of Braintree, shown on the plan as:

1. A northern part width of Drury Road. It commences from grid reference E:581103, N: 213062 and extends in a south easterly direction for a maximum length of 28 metres and a maximum width of 9 metres (Marked No.1 on the plan).
2. A northern part width of Reid Road. It commences from grid reference E:581082, N: 213077 and extends in a south easterly direction for a maximum length of 15.2 metres and a maximum width of 7.86 metres (Marked No.2 on the plan).
3. A northern part width of Reid Road. It commences from grid reference E: 581054, N: 213108 and extends in a south easterly direction for a maximum length of 6 metres and a maximum width of 8 metres (Marked No.3 on the plan).

OFFICIAL

PUBLIC NOTICE

DEPARTMENT FOR TRANSPORT

TOWN AND COUNTRY PLANNING ACT 1990

The Secretary of State gives notice of an Order made under Section 247 of the above Act entitled "The Stopping up of Highways (East) (No.21) Order 2026" authorising the stopping up of a northern part width of Drury Road and two northern part widths of Reid Road at Witham, in the District of Braintree. This is to enable development as permitted by Braintree District Council under references 26/00812/FUL and 25/01534/FUL.

Copies of the Order may be obtained, free of charge, from the Secretary of State, Transport Infrastructure Planning Casework Unit, PO Box 1393, Newcastle Upon Tyne, NE99 5FQ or nationalcasework@dft.gov.uk (quoting NATTRAN/E/S247/6241). They may also be inspected during normal opening hours at Witham Town Council, Town Hall, 61 Newland Street, Witham, Essex, CM8 2FE.

Any person who wishes to challenge the validity of the decision to make the Order may apply to the High Court within 6 weeks from 24 September 2026.



N Crass, Casework Manager

Plan showing highway to be stopped up.

