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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: 13th October 2025

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

Present: Councillors

J.	Robertson	(Chairman)
P.	Barlow	
L.	Headley	
R.	Playle	(arrived 6.35pm)
R.	Ramage	

Also in attendance:

S.	Puckey	(Open Spaces Admin)
J.	Brown	(PA to the Council)

124. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J.C Coleman, J.M Coleman and A. Sloma. Councillors E. Adelaja and E. Williams were absent.

RESOLVED That the apologies be received and approved.

125. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 29th September 2025 be confirmed as a true record and signed by the Chairman.

126. INTERESTS

No interests were declared.

127. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the press or public present.

128. PLANNING OFFICER’S REPORT

The Open Spaces Admin Officer advised that an email had been received from Councillor Derrick Louis, advising that he had been successful in securing the £250k to install a new crossing on Hatfield Road. He also advised that this would be undertaken in the new financial year.

RESOLVED That the report be received and noted.

129. PART 1 APPLICATIONS

25/02170/VAR

5 Witham Lodge, Witham, Essex

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

NO OBJECTION

Councillor Playle joined the meeting

130. PART 2 APPLICATIONS

22/02127/ADV

Land Opposite, The Old Pottery Kiln, Gershwin Boulevard, Witham

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.

NO OBJECTION subject to all advertising signs only being lit during opening hours.

25/02149/TPO

26B Avenue Road, Witham, Essex

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

The tree warden made a site visit and advised that the loss of the tree would have a significant impact on the street scene, to the detriment of neighbours and others. He said that any disturbance by roots to the driveway could be tackled by root pruning and that removal of the tree could cause heave, damaging the property. He also noted that there was no intention given to plant a replacement.

RECOMMEND REFUSAL on the grounds that the loss of the tree would have a significant impact on the street scene, and there was no mention of planting a replacement and could additionally cause heave, thereby damaging the property. It is felt that any disturbance by roots to the driveway could be managed instead by root pruning, subject to the advice of the District Council's Landscape Officer.

25/02180/TPOCON

Tesco Store Ltd, 1 The Grove Centre, Newland Street, Witham

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. The tree warden advised that the tree works were relatively minor.

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

25/02202/VAR

Land at North East Witham, Forest Road, Witham

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.

While Members welcomed additional money, it was felt that not enough information was provided, in particular there was no evidence offered as to the cost of the work to Chipping Hill roundabout and there was frustration that no further progress had been made in providing access to Cut Throat Lane carpark from the Morrisons access road. In addition Members were concerned that the money offered in lieu of the work would not address the original concern of the additional traffic caused by the development at Rivenhall Park and there was no analysis to show that additional money for pedestrian and cycle improvements would actually impact vehicle movements.

RECOMMEND 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.

25/02203/VAR

Phase 2 Land at, Forest Road, Witham

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.

While Members welcomed additional money, it was felt that not enough information was provided, in particular there was no evidence offered as to the increased cost of the work to Chipping Hill roundabout. In addition Members were concerned that the money offered in lieu of the work was insufficient to address the original concern of the additional traffic caused by the increased development at Rivenhall Park and there was no analysis to show that additional money for pedestrian and cycle improvements would actually impact vehicle movements. Members also wanted clarity as to whether the sum mentioned was in addition to the sum included in application 25/02202/VAR.

RECOMMEND 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.

131. REVISED PLANS

25/01549/HH

35 The Paddocks, Witham, Essex

Proposed two storey side extension.

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.

NO OBJECTION

132. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

133. TACKLING SPEEDING IN WITHAM/20s PLENTY

Members noted that whilst there was no funding for new schemes as part of the Local Highways Panel, a new process for dealing with requests was being drawn up. In the meantime the request for 20s Plenty signs outside Powers Hall School and Maltings Academy had been passed to the Essex County Council Cabinet Member for Transportation.

It was explained that the licence for the Speed Indicator Device was still awaited.

RESOLVED That the information be received and noted.

134. PLANNING AND TRANSPORT COMMITTEE BUDGET 2026/2027

Members were asked to approve funding of £5,000 for a Speed Indicator Device to be included in the Planning and Transport Committee Budget for 2026/2027.

RESOLVED That the 2026/2027 budget of £5,000 for a Speed Indicator Device be received and approved.

135. CYCLING PARKING SITES

The Open Spaces Admin Officer explained that Essex County Highways had asked for information relating to Cycling Parking sites. She was undertaking an audit of the sites and would forward her findings.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the meeting at 7.05 p.m.

Councillor J. Robertson
Chairman

SP/JB 14.10.2025