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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 9th June 2025**

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

Present: Councillors

J.	Robertson	(Chairman)
E.	Adelaja	
P.	Barlow	
L.	Headley	
R.	Playle	
R.	Ramage	
A.	Sloma	
G.	Kennedy	(Planning Officer)
S.	Puckey	(Open Spaces Admin Assistant)
J.	Brown	(PA to the Council)

Also in attendance: Cllr T. Hewitt

and one member of the public were also present

16. APOLOGIES FOR ABSENCE

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

RESOLVED That the apologies be received and approved.

17. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 27th May 2025 be confirmed as a true record and signed by the Chairman.

18. INTERESTS

Councillor Playle declared a non-pecuniary interest as a Member of Essex County Council.
Councillor P Barlow registered a non-pecuniary interest in application 25/01192/TPOCON – Ruskins, Lawn Chase as a resident at that property and a non-pecuniary interest in application 25/01204/LBC – 24 to 40 Church Street, as he was the Chairman of the United Charities which own the properties. Later in the meeting Councillor Playle declared a non-pecuniary interest in application 25/00056/FUL – St Nicolas Church, as he was a parishioner.

19. QUESTIONS AND STATEMENTS FROM THE PUBLIC

The member of the public referred to his report and expressed concern regarding the speed of traffic on Hatfield Road up to the Maltings Lane junction.

20. PLANNING OFFICER'S REPORT

The Planning Officer reminded Members that Essex County Councillor Derrick Louis had requested details of potholes for inclusion in the Member-Led scheme for repairs. She urged Members to take note of problems and send details direct to him. Members noted that last year's repairs to Hatfield Road were already opening up and eroding at the edges and questioned whether the contractor was liable for the repair. It was noted that there was a 12-month warranty on pothole repairs. It was **AGREED** that a letter be written to the Essex County Council Cabinet Member for Highways, Councillor John Cunningham regarding the quality of pothole repairs.¹

Following the last Planning and Transport Committee Meeting, Members were informed that letters had been prepared for the two residents on Maldon Road, with regard encroaching vegetation over signage, and volunteers were requested to deliver the letters by hand.

It was further explained that there had been a myriad of other issues raised at the last Meeting and the Planning Officer would try to take them forward as best she could in time available.

RESOLVED That the information be received and noted.

21. PART 1 APPLICATIONS

There were no Part 1 Applications.

22. PART 2 APPLICATIONS

25/01192/TPOCON

Ruskins, Lawn Chase, Witham

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

Councillor P Barlow had declared a non-pecuniary interest and did not take part in the discussion or vote.

The Planning Officer explained that the Tree Warden had inspected the tree and recommended no objection.

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

¹ At the later Town Council Meeting it was agreed that Essex County Council Cabinet Member for Highways, Councillor Tom Cunningham be invited to a meeting to discuss highways issues.

25/00056/FUL

St Nicolas Church, Church Street, Witham

Change the roof covering on the south aisle from lead to Terne Coated Stainless Steel and to change the roof covering on the chapel from copper sheet to Terne Coated Stainless Steel. Members acknowledged that the lead and copper had been stolen from the church roof on more than one occasion and were happy for this alternative if there was no detrimental impact on the building.

Councillor Playle had declared a non-pecuniary interest.

RECOMMEND APPROVAL subject to the advice of the Listed Buildings Officer

25/01222/TPO

2 Tudor Close, Witham

Notice of intent to carry out works to tree protected by Tree Preservation Order 8/2000

The Planning Officer explained that the Tree Warden had carried out a site visit. The ash tree was not on the applicant's property and they had wanted to cut back the tree to the boundary. The Tree Warden said that the tree was not overhanging the house and by removing the proposed amount it would make the tree unbalanced and potentially liable to fall. He therefore suggested that the proposal was excessive and would suggest that a cut back of just 1m be permitted on its width.

RECOMMEND REFUSAL on the grounds that the proposed pruning is 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.

25/01204/LBC

24 – 40 Church Street, Witham

Proposed re-roofing, replacement of external render, brickwork repairs, weather boarding repairs, new external flashing, window and external door repairs, external timber repairs, replacement gutters and downpipes and installation of attic fire barriers

Councillor P Barlow had declared a non-pecuniary interest.

NO OBJECTION subject to the advice of the Listed Buildings Officer

25/01198/FUL

Coral Racing Ltd, 43 Newland Street, Witham

Change of use of betting shop (Sui Generis) to a takeaway (Sui Generis) with installation of an extractor flue to rear elevation.

NO OBJECTION subject to the opening hours not exceeding those of other food outlets in close proximity and the applicant being reminded of the Local Plan Policies in relation to shop fronts in a Conservation Area.

25/01208/HH

16 Britten Crescent, Witham

Conversion of existing integral garage to form additional habitable accommodation

Members recognised that the integral garage was too small for today's vehicles but to allow would adversely affect the street scene in the crescent as well as setting a precedence.

RECOMMEND REFUSAL on the grounds that the proposed conversion would affect the street scene contrary to LP36e.

23. REVISED PLANS

24/01217/REM

Land adjacent to Lodge Farm, Hatfield Road, Witham

Application for approval of Reserved Matters for appearance, landscaping, layout and scale for Phase 5 comprising the erection of 110 dwellings, with associated landscaping, public open space and parking pursuant to outline planning permission 15/00430/OUT for; (Outline application with all matters reserved other than strategic access point into Hatfield Road, for the erection of up to 750 dwellings, Primary School and early years centre, enterprise centre, (A1/A2/B1, D1/D2 uses) and retention of existing barn buildings for mixed use purposes (A1/A2/A3/B1/D1/D2 uses), with associated infrastructure and landscaping (ACCOMPANIED BY AN ENVIRONMENTAL STATEMENT), as varied by applications 16/02101/VAR and 17/02176/VAR and application 20/01571/VAR).

Members were disappointed to note that their recommendations, put forward in June 2024, during the initial application had not been included in the variation.

NO OBJECTION subject to EV charging points being installed, particularly in parking courts and on street visitor parking, and solar panels being added to dwellings. Members would further like to see additional bungalows included to take account of the aging population.

24. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

25. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Officer explained that as yet time had not allowed for two of the resolutions from the last Meeting namely 20s plenty on the Humber Road and Grove Road estates; and to progress with the Flora Road and Hatfield Road locations for Speed Indicator Devices to be taken forward. The third was for Members to reconsider signage for the Speed Indicator Device. In November it was agreed to have flashing 30 and slow down signage and Members were asked whether a simple 30 mph sign would be just as effective and the battery would last longer. Members were reminded that the sign would be installed on Hatfield Road in the first instance and that a utilities search was the next stage.

RESOLVED That a simple 30 mph sign would be just as effective and quotations sought once the utilities search had been completed.

26. HIGHWAY PROBLEMS

A report was received from a member of the public regarding highway problems. Members acknowledged the importance of the issues raised by the resident and noted that Essex Highways should be facilitating the issues, increasingly important as The Mulberries estate expands and more residents would be using the pavement and roads.

RESOLVED That a letter be sent to Essex County Council Cabinet Member for Highways, Councillor Tom Cunningham asking for action regarding the clearing of the footpath on the north west side of the road and requesting an update on the crossing at the end of Graham Brown Walk.²

RESOLVED That the report be put on the agenda for the next Meeting so that other issues could be discussed.

27. SHOPFRONTS IN THE TOWN CENTRE

Members were reminded of the criteria for shop fronts in a conservation area, previously circulated by email. Members noted that there were a number of shops with internally illuminated signs and plastic facades; and that the regulations in the Local Plan would be strengthened. Members still did not have a complete list of shopfronts to send to Braintree District Council for enforcement but Officers suggested certain shops that should be included.

RESOLVED That a list of shop fronts not adhering to conservation planning regulations be circulated to Members in advance of the next Meeting.

28. RIVENHALL WASTE MANAGEMENT SITE

A copy letter was received from Essex County Councillor Playle and he asked for the Town Council's support.

The Planning Officer explained that today a response had been received from the first letter sent to Essex County Council complaining about the search facility on its website, that the Town Council had not been formally consulted and for an extension to make representations.

² At the later Town Council Meeting it was agreed that Essex County Council Cabinet Member for Highways, Councillor Tom Cunningham be invited to a meeting to discuss highways issues.

A second letter, which included Councillor Playle's concerns had been sent to the Cabinet Member for Planning (ECC) and he had forwarded it to the appropriate section to deal with.

RESOLVED That the information be received and noted.

29. TRAVEL BEHAVIOUR SURVEY REPORT FOR ESSEX

Members were informed of the survey report for Travel Behaviour for Essex.

Members spoke of the Bus Survey that was now live and their disappointment that it was online. They were informed that the Information Centre had created paper copies of the survey for those residents not confident with internet use. Members were encouraged to complete the survey.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the meeting at 7.29 p.m.

Councillor J. Robertson
Chairman
GK/SP/JB/10.6.2025