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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday 7th September 2026** 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 –

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

Nikki Smith
Town Clerk
GK/SP/02.09.2026

1. **APOLOGIES**
   To receive and approve apologies for absence.

2. **MINUTES**
   To receive the Minutes of the Meeting of the Planning & Transport Committee held 24th August 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. **HATFIELD ROAD B1389/MALTINGS LANE JUNCTION, WITHAM CM8 1EE, DANGEROUSLY NARROW FOOTPATH**
    To receive a letter from a member of the public regarding the footpath attached at page 10).

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
26/01834/FUL	**Aldi Foodstore Ltd Reid Road Witham Essex CM8 1XU**	**Hatfield**	**Replacement of refrigeration plant equipment, installation of air source heat pumps, and replacement enclosures and fencing**
26/01916/FUL	**Unit 2 And 3 Griggs Way Witham Essex CM8 1ZR**	**Hatfield**	**Installation of external seating to pavement area outside of 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
26/01919/TPOCON	17 The Avenue Witham Essex CM8 2DN	Central	Notice of intent to carry out works to trees in a Conservation Area - T1 - Silver Birch - fell to ground level and replace with Ginkgo biloba on opposite verge.
26/01941/FUL	6 Crittall Road Witham Essex CM8 3DR	Central	Retrospective installation of concrete base and the proposed erection of warehouse.
26/01886/FUL	Telephone Exchange, 19 Collingwood Road, Witham	Central	Proposed 2no. dishes to be fixed to the existing headframe on the existing stub tower Proposed 3no. antennas to be added on the existing support poles on the existing stub tower 6no. antennas to be removed from the existing stub tower 12no. RRHs to be removed from the existing stub tower 3no. BOBs to be removed from the existing stub tower 6no. combiners to be removed from the existing stub tower Proposed 15no. ancillary equipment to be installed 1no. existing cabinet to be upgraded internally
26/01938/TPO	Collingwood Dental Surgery , Lockram Lane, Witham	Central	Application to carry out works to trees protected by Tree Preservation Order: 18/76 - G4

Back to Agenda

Witham Town Council – Planning Application Report

Application No:- 26/01919/TPOCON

Address:- 17 The Avenue Witham Essex CM8 2DN

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area - T1 - Silver Birch - fell to ground level and replace with Ginkgo biloba on opposite verge.

Relevant Site History:- Planning consent was granted earlier this year under 25/02874/HH for a proposed entrance canopy, part single/two storey rear extension, fenestration alterations and partial garage demolition for a pergole.

Representations:-

Summary:- Essex County Council are requesting permission to fell 1 x Silver Birch tree (on the Paddocks) adjacent to 17 The Avenue, to facilitate the installation of a dropped kerb driveway to the property. Essex Highways have already accepted the proposal and given consent. The installation of the dropped kerb would be less than 1m from the tree, and therefore the tree cannot be safely retained if the driveway is to be installed. The tree will be replaced with a 10-12cm Ginkgo biloba on the opposite side of the road on the Avenue, on the verge outside number 6 (I think) and the resident of number 17 has agreed to water the tree for two years.Essex County Council has said that the tree is a semi-mature Silver Birch, located in a highway verge that is insufficient in size to accommodate the tree long term. The tree is also directly adjacent to a boundary wall. Given that the location of the tree would be unsuitable for long term retention, they are therefore granting permission to fell and replace the tree , subject to consultation.

Recommendation:- I would always be reluctant to remove a healthy tree whose growth can be managed with regular maintenance, partiicuarly as this one has a positive impact on the street scene. The Tree Warden has explained that if the County Council was minded to fell the tree, he suspects that it would proceeed.It is noted that a new tree is proposed, however this will take many years to establish. I would therefore be minded to object on the grounds of loss of amenity. The Tree Warden has suggested that if the application is allowed that as the Tree Group already waters six trees in The Avenue, the watering could be added to the schedule if the applicant was prepared to pay.

Witham Town Council – Planning Application Report

Application No:- 26/01941/FUL

Address:- 6 Crittall Road Witham Essex CM8 3DR

Ward:- Central

Proposal:- Retrospective installation of concrete base and the proposed erection of warehouse.

Relevant Site History:- Ref. No: 25/01231/PDEM

Ref. No: 25/01556/DAC

Representations:-

Summary:- In 2025, Welch Transport was granted permission to demolish a steel frame warehouse with double storey brick frontage which was too expensive to repair with a view to leasing it as open Storage. Now Evospeed South Ltd (haulage) is proposing to erect a 324 square meter warehouse (Class B8 - Storage or Distribution) made of anthracite aluminium cladding with bay roller shutter doors and one additional aluminium door on the commercial yard area of the site, where a concrete base has already been installed (6/8/26) pre planning consent. There will be no impact on parking or staffing levels. The proposal will mean that oil changes for lorries will be carried out on site with Goldcrest Oil Ltd contracted to remove and dispose of the waste between 06:00 and 18:00 Monday to Friday.

Recommendation:- Although the installation has already started with the laying of a concrete base and the aluminium warehouse does not have the same aesthetic as the one demolished in 2025, this is an industrial area and there are similar buildings in the vicinity, therefore I would recommend no objection.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01886/FUL

Address:- Telephone Exchange, 19 Collingwood Road, Witham

Ward:- Central

Proposal:- Proposed 2no. dishes to be fixed to the existing headframe on the existing stub tower Proposed 3no. antennas to be added on the existing support poles on the existing stub tower 6no. antennas to be removed from the existing stub tower 12no. RRHs to be removed from the existing stub tower 3no. BOBs to be removed from the existing stub tower 6no. combiners to be removed from the existing stub tower Proposed 15no. ancillary equipment to be installed 1no. existing cabinet to be upgraded internally.

Relevant Site History:-

Representations:-

Summary:- This is a proposal to upgrade the 4G Network to 5G. Some existing equipment will be utilised with other being removed. The radio equipment housing will need to be mechanically ventilated to avoid over heating but this would likely occur during the day in hot weather.

Recommendation:- This is a replacement and upgrading of telecomm equipment. The only concern I have is regarding the mechanical ventilation. After the successive heat waves recently experienced and the oppressive hot nights this point will need to be highlighted and investigated by BDC Officers to ensure that there would be no noise nuisance.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/01938/TPO

Address:- Collingwood Dental Surgery , Lockram Lane, Witham

Ward:- Central

Proposal:- Application to carry out works to trees protected by Tree Preservation Order: 18/76 - G4.

Relevant Site History:-

Representations:-

Summary:- 2 No. trees at front of property. Trim back low branches by up to 3 meters from ground [low branches] and up to 3 meters in length from trunk. Reason: to keep tree shape and reduce potential issues with pedestrians

Recommendation:- This is a significant tree overhanging the car park and Lockram Lane. It is not regularly maintained and therefore needs more excessive work. I hve asked the Tree Warden to advise regarding the proposal to cut back up to three metres in length from trunk.

Policy References:-

Back to Agenda

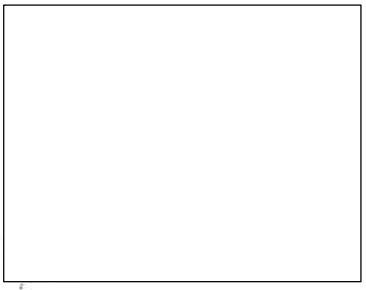
Agenda Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
26/01421/HH - 5 Witham Lodge Witham Essex CM8 1HG	Proposed change of material of garage finish & change of driveway finish.	Application Granted	No Objection
26/01385/HH - 12 Cressing Road Witham Essex CM8 2NP	Proposed extension of existing vehicle crossing/dropped kerb.	Application Granted	No Objection
26/01317/FUL - 50-56, 50A, 52A, 54A Dorothy Sayers Drive & 2-10, 4A, 6A, 8A, 10A Laburnum Way Witham Essex	Proposed alterations to exterior of both buildings.	Application Withdrawn	Recommended refusal on the grounds of lack of amenity and that a small retail unit should be provided; and that the site should be comprehensively redeveloped in line with the extant LPP 28.
26/01300/HH & 26/01301/LBC - 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

Back to Agenda

Agenda Item 11

Dangerous Footpath on B1389 Hatfield Road Witham



26Th August 2026

To Witham Town Council and Essex County Council.

Reference to:- Hatfield Road B1389 / Maltings Lane Junction, Witham CM8 1EE
Dangerously narrow footpath.

Dear Sir or Madam

I would like to bring to the Witham Town Council and Essex County Councils attention to the above stretch of road and footpath where the traffic is forced to travel inches away from pedestrians on a very narrow footpath.

This footpath is not fit for purpose so can the situation be investigated with a view to getting improvements done.

Can railings or other measures be taken to make the footpath safer.

This problem has been ignored for at least two decades meanwhile many thousands of new homes, a school and a super-market have been built with little thought for the infrastructure like roads and future growth of the population in this particular area.

Now that cars seem to be driven faster and drivers have different attitudes to safe driving (culture) does not help.

In addition commercial vehicles now have bigger overhanging mirrors posing

another threat to pedestrians on the narrow footpath

See my newspaper clip back page from "The Essex Chronicle Witham edition" 3rd April 1998.

Secondly

Crossing the road by the "Jack and Jenny" bus stop is very dangerous due to the curve in the road, visibility splay, and the overgrown undergrowth (which is a temporary problem) I would like to point out that there is no island in the middle of the road at this point to take refuge on. So could there be an island installed at this point.

The article referred to by the complainant will be available at the Meeting for Members to read.

Back to Agenda