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MINUTES

PLANNING AND TRANSPORT COMMITTEE

Date: Tuesday, 28th October 2025

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

Present: Councillors

J.	Robertson	(Chairman)
E.	Adelaja	
P.	Barlow	
J.M.	Coleman	
L.	Headley	(Arrived 6.16 p.m.)
R.	Playle	
R.	Ramage	
E.	Williams	
G.	Kennedy	(Planning Officer)
J.	Brown	(PA to the Council)

And one member of the public.

136. APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors J.C. Coleman and Sloma.

RESOLVED That the apologies be received and approved.

137. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 13th October 2025 be confirmed as a true record and signed by the Chairman.

138. INTERESTS

Councillor Playle declared a non-pecuniary interest as he was a Member of Essex County Council. Later in the meeting Councillor's Barlow and Playle declared a non-pecuniary interest in application 25/0200/TPOCON, as they know the applicant.

139. QUESTIONS AND STATEMENTS FROM THE PUBLIC

The Chairman of the Witham and Countryside Society explained that given the recent correspondence for the Corrective Application No 1 – Land at Chipping Hill CL 163, no new evidence had been put forward so they would continue with the objections. There were a couple of questions that had been put forward, one with regards to the bollards that were erected. It was believed these were to stop encampments on the green. There was nothing to support this but Braintree District Council could possibly be able to assist. The resident had still not supplied any firm evidence stating that this land had not been registered correctly and Witham and Countryside Society would be replying on the same terms as before.

140. PLANNING OFFICER'S REPORT

The Planning Officer advised that an email had been received today regarding the District Council's Local Plan and the need to allocate sites for a further 1,097 dwellings. Further time was therefore required to take this along with transport and highways impacts into account. Consultation on preferred options was now expected to take place in February 2026.

It was advised that this item was raised at the recent Neighbourhood Plan Steering Group with concerns arising over pinch points around the town without the right infrastructure in place to support the extra housing. It was not ideal to add small pockets of housing around the town without this infrastructure as the town would stagnate.

RESOLVED That the information be received and noted.

141. PART 1 APPLICATIONS

25/02328/HH

27 Brain Road, Witham Essex

Proposed single storey front extension.

NO OBJECTION

142. PART 2 APPLICATIONS

25/02242/TPO

Kingdom Hall of Jehovah's Witnesses, Windsor Close, Witham

Notice of intent to carry out works to tree protected by Tree Preservation Order 19/02. T7 and T8 Lime Trees – restore the crown to 5-6m. T1 and T2 Lime Trees – crown lift to 5-6 meters

The work seemed reasonable and the Tree Warden advised no objection.

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

25/02021/ADV

Land Opposite, The Old Pottery Kiln, Gershwin Boulevard

Installation of 6 no. internally illuminated fascia signs, 1 no. non illuminated sign, 2 no. internally illuminated freestanding signs, 2 no. non illuminated freestanding digital signs, 4 no. non illuminated freestanding signs and 1 no. internally illuminated totem poles

Members were advised that these were amendments to the original approved scheme. Members were disappointed that the original proposals for myriad signs was approved and the Planning Officer advised that comment could be made to this effect but the signage was on a retail park and would therefore suggest no objection.

NO OBJECTION

Councillor Headley arrived at the meeting.

25/02300/TPOCON

The Old Vicarage, Chipping Hill, Witham

Notice of intent to carry out works to trees in a Conservation Area:
Works to be carried out as per arboricultural report

Councillors Barlow and Playle declared non-pecuniary interests as they knew the applicant.

The Planning Officer advised that the proposed work was following a tree survey. The work seemed reasonable and would therefore suggest no objection.

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

143. REVISED PLANS

There were no revised plans.

144. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

145. TACKLING SPEEDING IN WITHAM/20s PLENTY

The Planning Office explained that the online application for the Speed Indicator Device had been lost but was now progressing.

RESOLVED That the report be received and noted.

146. NEWLAND STREET PARKING PROPOSALS

Details from North Essex Parking Partnership (NEPP) to introduce payment parking in Newland Street with the first hour free but registering on the MiPermit app or using one of two parking machines would be required were received. A letter from a member of the public was tabled. The Planning Officer said that whilst one hour parking at a nearby car park would cost £1.50, the charge for Newland Street for an extra hour would cost £2.80.

It was agreed that these proposals would have a dire effect on the businesses in the town as well as residents and their ability to be able to “pop” into a shop quickly. NEPP had not recognised the uniqueness of the town and the accessibility to small local shops nor addressed the issues previously raised.

Members noted the need to act quickly as 14th November 2025 was the deadline for submitting comments.

RESOLVED That the Town Council strongly opposed the proposals and agreement be given for another petition.

147. CORRECTIVE APPLICATION NO 1 – LAND AT CHIPPING HILL, CL 163

A letter from Essex County Council was received concerning the applicant’s reply in response to representations made. A document from a member of the public was tabled.

The Planning Officer advised that this was first discussed on 5th February 2024 when the Town Council recommended refusal on the grounds that the land was not in the curtilage of the applicant and that the loss of amenity space, as well as potential visual impact on the Conservation Area, would have an adverse impact on neighbouring properties, the Parish Church and the community as a whole.

The resident was still of the opinion that the land belonged to him despite the lack of documentary evidence. According to the Land Registry common land extends from in front of the resident’s property with the applicant having a right of passage over the adjacent track and the track from Chipping Hill.

RESOLVED That a letter be sent to restate our opposition to the de-registration application.

148. TRANSPORT ENGAGEMENT MEETING

Details of a meeting to be held on Wednesday, 19th November 2025 were received. Councillor Barlow attended a previous meeting and felt that it was poorly organised and did not wish to attend again. Councillor Barlow had put forward questions with regards to the lack of a direct bus service to Broomfield Hospital and why Digigo does not operate in Witham. Sympathy had been offered but no answers.

Councillor Ramage advised that he would be willing to attend this meeting.

RESOLVED That the Planning Officer would furnish Councillor Ramage with background papers in readiness for this meeting.

149. TEMPORARY ROAD CLOSURE FOR BOXING DAY FIVE MILE ROAD RACE

Members were informed that an application had been received for a temporary road closure for the annual Boxing Day five mile road race along Blunts Hall Road.

RESOLVED That the information be received and noted.

150. LOCAL HIGHWAYS PANEL

An extract of the Minutes of the Local Highways Panel Meeting held 25th September 2025 was received.

RESOLVED That the extract be received and noted.

There being no further business the Chairman closed the meeting at 6.52 p.m.

Councillor J. Robertson
Chairman

GK/JB 29.10.25

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