



Town Hall | 61 Newland Street | Witham | CM8 2FE  
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## MINUTES

### PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 12<sup>th</sup> January 2026**

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	
R.	Playle	
R.	Ramage	
G.	Kennedy	(Planning Officer)
J.	Brown	(PA to the Council)
S.	Puckey	(Open Spaces Admin)

#### 183. APOLOGIES FOR ABSENCE

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

**RESOLVED** That the apologies be received and approved.

#### 184. MINUTES

**RESOLVED** That the Minutes of the Meeting of the Planning and Transport Committee held on 9<sup>th</sup> December 2025 be confirmed as a true record and signed by the Chairman.

#### 185. INTERESTS

Councillor Playle declared a non-pecuniary interest as a Member of Essex County Council and then declared a non-pecuniary interest in application 25/02806/HH – 42 Collingwood Road, as a near neighbour to the property.

#### 186. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the press or public present.

**187. PLANNING OFFICER'S REPORT**

The Planning Officer explained that arrangements had been made for Nigel Alsop from National Highways to attend the Planning and Transport Committee Meeting on 7<sup>th</sup> April 2026 to give an update on the traffic lights over the A12 to the south of Witham.

**RESOLVED** That the information be received and noted.

**188. PART 1 APPLICATIONS**

**25/02821/FUL**

**Spice Venue, 5 Collingwood Road, Witham**  
Single storey infill extension

**NO OBJECTION**

**189. PART 2 APPLICATIONS**

**25/02806/HH**

**42, Collingwood Road, Witham**

Proposed first floor extension to create a two storey dwelling with a pitched roof and single storey rear extension

**NO OBJECTION**

**25/02853/TPOCON**

**Land opp Kewburn House, 4, 6A and 10 Newland Street, Witham**

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

The Planning Officer explained that this was regular maintenance and the Tree Warden had confirmed no objection.

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

**25/02849/FUL**

**The George, 36 Newland Street, Witham**

Conversion of existing car park into outdoor seating area to pub, including new boundary treatment, fixed seating, pergola, lighting and all associated works

Members were conscious that there was a potential for noise nuisance with the seating area adjacent to the neighbouring property but on balance decided to offer no objection.

**NO OBJECTION**

**25/02850/LBC**

**The George, 36 Newland Street, Witham**

Conversion of existing car park into outdoor seating area to pub, including new boundary treatment, fixed seating, pergola, lighting and all associated works

**NO OBJECTION** subject to the Listed Buildings Officer being content with materials.

**25/02851/ADV**

**The George, 36 Newland Street, Witham**

Signage to include: 1 No. externally illuminated Fascia, 2 No. non-illuminated Fascia and 4 No. amenity boards

**NO OBJECTION** subject to traditional material being used for the advertising sign as opposed to the proposed Perspex, contrary to LPP55, and all advertising signs only being lit during opening hours

**25/02817/FUL**

**Mondy Ironmongers, 63 Newland Street, Witham**

Erection of 3 No. 2 bedroom dwellings

**NO OBJECTION** subject to sufficient bin and cycle storage areas being allocated

**190. DELEGATED DECISIONS**

**25/02763/TPOCON**

**20 The Avenue, Witham**

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

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

**25/02652/TPOCON**

**22 The Avenue, Witham**

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

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

**25/02739/LBC**

**Roslyn House, 16 Newland Street, Witham**

Replacement of windows

**NO OBJECTION** Subject to the advice of the Listed Buildings Officer.

**25/02773/FUL**

**35 Newland Street, Witham, Essex**

Installation of two new first-floor windows to the rear elevation, blocking up the existing ground floor lift entrance on the side elevation, and addition of two roof lights to the front elevation

**NO OBJECTION**

**25/02775/LBC**

**Roslyn House, 16 Newland Street, Witham**

Proposed replacement roof tiles to match existing, replacement flashing and traditional detailing at verges, ridges, valleys and abutments

It was considered that the impact of new tiles on the roof would adversely affect the building.

**RECOMMEND REFUSAL** on the grounds that new tiles would adversely affect the Grade II Listed

Building and the street scene in a Conservation Area contrary to LPP57 and subject to the advice of the Listed Buildings Officer.

**25/02752/FUL**

**65 Newland Street, Witham, Essex**

2no. 2 bedroomed dwellings with alterations to existing associated parking

**NO OBJECTION**

**25/02794/TPOCON**

**22 Collingwood Road, Witham, Essex**

Notice of intent to carry out works to trees in a Conservation Area - Fell x2 sycamore trees

The Tree Warden had made a site visit and advised that the application was misleading as the trees do not appear too big nor threatening any property and sycamore trees are now regarded as native.

**RECOMMEND REFUSAL** on the grounds of the effect on local amenity and no plans to replace the trees and subject to the advice of the District Council's Landscape Officer.

**25/02792/TPO**

**Holly Trees Montessori Nursery, Newland Street, Witham, Essex**

Notice of intent to carry out works to tree protected by Tree Preservation Order 03/2020 - Atlas Cedar Trees

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

**191. REVISED PLANS**

There were no revised plans.

**192. DECISIONS**

The decisions on Planning Applications pertaining to Witham were received.

**RESOLVED** That the decisions be received and noted.

**193. TACKLING SPEEDING IN WITHAM/20s PLENTY**

Members were informed that the Speed Indicator Device is now in position in Hatfield Road and working well as vehicles were braking rather than speeding.

A discussion took place about appropriate positions for the Speed Indicator Device taking into account the suggestions made by Special Sergeant Jesse.

**RESOLVED** That the information be received and the Planning Officer in conjunction with Special Sergeant Jesse look at proposed sites.

**194. HATFIELD ROAD PUFFIN CROSSING**

Details of the proposed puffin crossing in Hatfield Road were received.

Councillor Playle hoped to get further information regarding timetable for installation at the next Local Highways Panel meeting.

**RESOLVED** That the details be received and welcomed.

**195. NEIGHBOURHOOD PLAN STEERING GROUP**

The Minutes of the Neighbourhood Plan Steering Group held 23<sup>rd</sup> October 2025 were received.

**RESOLVED** That the Minutes of the Neighbourhood Plan Steering Group Meeting held 23<sup>rd</sup> October 2025 be received and the Town Clerk delegated to make the requested changes and publish the Regulation 14 document.

There being no further business the Chairman closed the meeting at 7.02 p.m.

Councillor J. Robertson  
Chairman

GK/JB/13.1.2026