



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

PLANNING AND TRANSPORT COMMITTEE

Date: **Monday, 9th March 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.	Ramage	(arrived 6.38pm)
G.	Kennedy	(Planning Officer)
J.	Brown	(PA to the Council)
S.	Puckey	(Open Space Admin)

230. APOLOGIES FOR ABSENCE

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

RESOLVED That the apologies be received and approved.

231. MINUTES

RESOLVED That the Minutes of the Meeting of the Planning and Transport Committee held on 24th February 2026 be confirmed as a true record and signed by the Chairman.

Councillor J M Coleman left the Chamber at 6.31pm

232. INTERESTS

There were no interests declared.

233. QUESTIONS AND STATEMENTS FROM THE PUBLIC

There were no members of the public present.

234. PLANNING OFFICER’S REPORT

The Planning Officer reported that a notification had been received stating that the Coral premises, at 43 Newland Street, had applied for a change of use to a convenience store.

Councillor J M Coleman re-entered the Chamber at 6.33pm

Members were advised that information had been received regarding the temporary road closure for the 10 mile May Day Road Race on Monday, 4th May 2026 along Blunts Hall Road into Terling and returning to Witham. This is an annual race and it was suggested that no objections be made.

The Planning Officer reported that information had been received from the Rural Community Council of Essex regarding a consultation on the National Planning Policy Framework with a deadline of 10th March. Essex County Council had concerns relating to PM 13 – Setting Standards, which would restrict the ability of local authorities from setting policies in their local plans which require homes to achieve net zero carbon and energy. This restriction would also apply to Neighbourhood Plans. Members agreed that the Planning Officer should complete the relevant section of the National Planning Policy Framework.

RESOLVED That the information be received and noted.

235. PART 1 APPLICATIONS

26/00023/FUL

32 Stepfield, Witham

Change of use from (Engineering Company) B2 to Pizza delivery (Sui Generis) & installation of external flue

NO OBJECTION

236. PART 2 APPLICATIONS

26/00355/TPO

1 Janmead, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO - 44/2000

The advice of the Tree Warden was sought who advised no objection.

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

26/00251/FUL

3 Stepfield, Witham

Extensions and alterations to premises to enable the manufacture of furniture.

NO OBJECTION to the proposal, subject to the advice contained in the District Council’s Landscape Officer’s report.

Councillor Ramage entered the Chamber at 6.38pm

26/00370/TPO

Grove House, Newland Street, Witham

Notice of intent to carry out works to trees protected by Tree Preservation Order TPO-26/90.

The advice of the Tree Warden was sought who advised no objection.

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

26/00401/HH

2 Bright Avenue, Witham

Loft conversion, incorporating 1 No. front and 3 No. rear dormers.

It was noted that the row of five houses had been built to be matching and therefore a dormer window at the front would adversely affect the symmetry of the crescent. The position of the house would mean that the rear dormer windows would likewise be seen from the road.

RECOMMEND REFUSAL on the grounds that the dormer window would have an adverse effect on the street scene contrary to LP35(d).

237. REVISED PLANS

26/0011/HH

43, Collingwood Road, Witham

Proposed single storey rear extension and alterations to fenestration

NO OBJECTION

25/00743/VAR

Land adjacent to Lodge Farm, Hatfield Road, Witham

Variation of Condition 1 (Approved plans) and removal of condition 2 (Highway details) of approved application 21/00249/REM granted 2.11.21

NO OBJECTION

238. DECISIONS

The decisions on Planning Applications pertaining to Witham were received.

RESOLVED That the decisions be received and noted.

239. TACKLING SPEEDING IN WITHAM/20s PLENTY

Data from the Speed Indicator Device was received.

RESOLVED That the information be received and noted.

240. CRESSING ROAD WARNING SIGNS

An email was received from a member of the public asking about 'Slow Otters on Road' signs.

Members were reminded that this request would normally be considered by the Local Highways Panel but they are not taking on new schemes until the outstanding ones have been progressed. It was agreed that Essex County Councillor Playle should be asked whether he could influence the County Council to progress the matter.

RESOLVED That the email be received and Essex County Councillor Playle asked if he could progress the matter.

241. PROPOSED STOPPING UP OF HIGHWAY AT REID ROAD

Details of the proposed stopping up of the highway at Reid Road were received.

The Planning Officer said that it looked as though a roundabout had been proposed originally but there was now a new junction layout.

RESOLVED That the details be received and noted.

242. BRAINTREE DISTRICT COUNCIL – LOCAL PLAN REVIEW

Members were informed the Local Plan Review was now live and available to view online. Members were disappointed that there was no exhibition to be held in Witham but would like to have a link added to Witham Town Council's website for residents to comment.

RESOLVED That the information be received and Members urged to comment.

243. BRAINTREE DISTRICT COUNCIL DESIGN WORKSHOP

Members were informed that as part of the Braintree District Council Local Plan Review there would be Design Workshops available at Witham Public Hall on Monday, 27th April from 10 a.m. to 12.15 pm or 6.30 p.m. to 8.45 p.m. Registration should be made by 20th March 2026.

RESOLVED That the information be received and noted.

There being no further business the Chairman closed the meeting at 7.11 p.m.

Councillor J. Robertson
Chairman

GK/JB/10.3.2026