

Please note later start time of 6.45 p.m.



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday, 19th October 2026** Time: **6.45 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)	L.	Headley
J.	Robertson	(Vice Chair)	R.	Playle
E.	Adelaja		R.	Ramage
J.M.	Coleman		E.	Williams

Nikki Smith
Town Clerk
GK/14.10.2026

1. APOLOGIES

To receive and approve apologies for absence.

2. MINUTES

To receive the Minutes of the Meeting of the Planning & Transport Committee held 5th October 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 8).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

To receive a verbal report regarding the progress of the Speed Indicator Device.

11. BRTA ESSEX FORUM (WITHAM)

To receive an agenda of the above Meeting to be held on Saturday, 7th November 2026 at Battesford Court ([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
26/02227/HH	31 Collingwood Road, Witham, Essex	Central	Proposed single storey rear extension
26/02259/HH	75 Haygreen Road, Witham, Essex	South	Proposed single storey rear extension
26/02284/HH	Jacksons Farm , Maltings Lane, Witham	South	Proposed curved brickwork walls incorporating post box and a sliding wooden gate to front entrance
26/01955/HH	100 Highfields Road, Witham, Essex	West	Alteration to roof from hip to gable end, rear dormer window & 2 No. front roof lights to enable loft conversion

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.

26/02279/TPO	Ash Cottage, Maldon Road, Witham	Central	Application to carry out works to trees protected by Tree Preservation Order 30/83 - T2 (2624). Request to fell the Weeping Ash tree
26/02322/HH	8 Juvina Close, Witham, Essex	South	Proposed two storey side extension and a single storey rear extension
26/02261/FUL & 26/02262/LBC	9-13 Newland Street, Witham, Essex	Central	Conversion of first floor & loft space incorporating the insertion of 1 No. roof lights, into 8 No.rooms for use as an HMO. Repairs to roof and windows

Witham Town Council – Planning Application Report

Application No:- 26/02279/TPO

Address:- Ash Cottage, Maldon Road, Witham

Ward:- Central

Proposal:- Application to carry out works to trees protected by Tree Preservation Order 30/83 - T2 (2624).
Request to fell the Weeping Ash tree

Relevant Site History:-

Representations:-

Summary:- It is proposed to fell a weeping ash tree in the front garden of Ash Cottage. The arboriculturist has recommended that it should be felled within the next three months because of decay.

Recommendation:- I would suggest no objection subject to a suitable replacement tree being planted but confirmation has been sought from the Tree Warden.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 26/02322/HH

Address:- 8 Juvina Close, Witham, Essex

Ward:- South

Proposal:- Proposed two storey side extension and a single storey rear extension

Relevant Site History:-

Representations:-

Summary:- This is a small, two bedroomed, semi detached house. The proposal is for a wrap round extension incorporating the garage at the side. The extension will encroach into the rear garden by 1.5m and have a flat roof. The side extension will be two storey to provide a full width kitchen/diner with a wc and utility behind a small garage storage space. Upstairs the extension will create a third bedroom with a large bathroom and an office space on the landing.

Recommendation:- This house is set forward from its neighbour and I consider that it should not cause an issue however, the proposed extension is not subordinate with the existing dwelling with the roof line at the same height and the frontage is not set back. I would therefore recommend refusal at this time until the extension is subordinate to the main dwelling.

Policy References:- LPP 36c – Extensions should be subordinate to the original dwelling

Witham Town Council – Planning Application Report

Application No:- 26/02261/FUL & 26/02262/LBC

Address:- 9-13 Newland Street, Witham, Essex

Ward:- Central

Proposal:- Conversion of first floor & loft space incorporating the insertion of 1 No. roof lights, into 8 No. rooms for use as an HMO. Repairs to roof and windows

Relevant Site History:- 25/00798/FUL which we recommended for refusal on the grounds of fire safety and the high density of proposed dwellings with small amenity living space but would look favourably if the density of dwellings was reduced.

Representations:-

Summary:- This is the Grade II Listed Building and it is proposed to convert the first floor and loft space into a HMO (House of Multiple Occupancy). This is a timber framed building and the proposal is to convert without affecting, where practicable, the the need for unnecessary alterations to the historic structure. On the first floor there will be seven double bedrooms ranging from 10.25 m2 floor space to 17.60 m2. There will be a communal area of 27 m2 with kitchen and communal dining table, with fridges and utility. In addition there is an extra bathroom and a separate wc on this floor. There is one staircase serving one bedroom and the other six from the main internal staircase. The loft room is accessed by the main staircase and then a staircase from a landing. Each bedroom has a mini fridge, sink and small hob.

Recommendation:- The previous application was to convert the premises into nine rooms of multiply occupancy. Members had decided to look favourably on a further application with smaller number of bedrooms. This proposal has eight bedrooms with a suggested occupancy of 16 residents. Externally the timber windows will be repaired alongwith the timber decorative features. There will be a new flue installed which will not be seen from Newland Street and likewise one new window and a rooflight. The minimum floorspace for a two person room in a HMO is 10.22 m2, so the smallest room does just comply. Creating housing units in the town centre will improve the night time economy as well as providing much needed housing for single people or couples. I would therefore recommend no objection subject to the Listed Buildings Officer being satisfied with materials.

Policy References:- LPP 36 - residential alterations and LPP 53 - Conservation Areas.

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Agenda Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
26/01919/TPOCON - 17 The Avenue Witham Essex CM8 2DN	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.	No Objection	No objection subject to the advice of the District Council's Landscape Officer and with the suggestion that the applicant approach Witham Tree Group to water the tree, for a small contribution, who are experienced in maintaining new trees successfully.
26/01857/HH - 187 Maltings Lane Witham Essex CM8 1JL	Proposed single storey side/rear extension.	Application Granted	No Objection
26/01831/HH - Ash Trees Earlsmead Witham Essex CM8 2EH	Proposed single storey front porch & alterations to fenestration	Application Granted	No Objection
26/01802/HH - 12 Collar Way Witham Essex CM8 1YX	Part retrospective application for the erection of a detached outbuilding and the raising of boundary fencing.	Application Granted	Recommend Refusal on the grounds of over development of the site and the adverse impact on neighbouring properties, contrary to LPP36d.

26/01654/HH - Meadowview 92A Maldon Road Witham Essex CM8 1HS	Proposed formation of a new vehicle access, dropped kerb, permeable driveway and associated hard and soft landscaping works.	Application Granted	No Objection
26/01997/TPOCON - 99 Lime Tree Place 8 Collingwood Road Witham Essex CM8 2GF	Notice of intent to carry out works to trees in a Conservation Area.	Application Granted	Members endorsed the recommendation for refusal of the felling of the horse chestnut and no objection to the other planned work subject to the advice of the District Council's Landscape Officer.
26/01941/FUL - 6 Crittall Road Witham Essex CM8 3DR	Retrospective installation of concrete base and the proposed erection of warehouse.	Application Granted	No objection to the installation of the concrete base and warehouse but Members questioned whether the site should have an Oil Interceptor to prevent any contamination, if it were to be used for oil changes.
26/01832/HH - Ash Trees Earlsmead Witham Essex CM8 2EH	Proposed carport addition to existing garage	Application Granted	No Objection
26/01834/FUL - Aldi Foodstore Ltd Reid Road Witham Essex CM8 1XU	Replacement of refrigeration plant equipment, installation of air source heat pumps, and replacement enclosures and fencing.	Application Granted	No Objection

Agenda Item 11

BRTA Essex Forum (Witham) Saturday 7th November 2026 starting
1pm food and 2pm business at the Battesford Court, 100-102
Newland Street, Witham, Essex, CM8 1AH 01376-504080
Convenor Simon Barber: admin@brtarail.com 020-8940-4399
and 07522-374740

Agenda.

1. Appointment of a chairperson
2. Appointment of a note taker
3. Introduction to BRTA (3 sentences)
4. Sign the attendance List
5. Apologies for absence
6. Stansted Airport Expansion (to Braintree)
7. Lower Thames River Crossing
8. Maldon Branch reopening – what route, pooling resources
for a study and build the case.
9. East-West Rail including Stansted-Braintree/Colchester?
10. Cambridge-Haverhill: Nice idea, is it feasible, demand
may be overwhelming, but the practicalities and onwards to
Colchester? Direct freight that way to East-West Rail instead
of London?
11. LT Central Line to Harlow? Does it need a study?
12. Existing Rail/Buses issues and services – adequate or
discrepancies?
13. Any Other Business
14. Day, Date and Time for next BRTA Forum at Witham for
Essex?

Notes: BRTA is only as good as a growing, contributory and reliable
participatory membership informs – please join/donate today!

<https://brtarail.com/become-a-member/>

~ Get Essex sustainably moving minus the emissions roads bring! ~

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