



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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **25th November 2025** 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 -

J.	Robertson	(Chairman)	L.	Headley
J.C.	Coleman	(Vice Chairman)	R.	Playle
E.	Adelaja		R.	Ramage
P.	Barlow		A.	Sloma
J.M.	Coleman		E.	Williams

Nikki Smith
Town Clerk
JB/GK 19.11.2025

1. **APOLOGIES**

To receive and approve apologies for absence.

2. **MINUTES**

To receive the Minutes of the Meeting of the Planning & Transport Committee held 10th November 2025 (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 11).

10. TACKLING SPEEDING IN WITHAM/20s PLENTY

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

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
25/02493/T56	Telecommunication Site At Station Maltings Station Road Witham Essex	Central	Proposed upgrade to existing Rooftop Telecommunications equipment including the removal of an existing 5m stub tower to be replaced by an upgraded 7.5m high stub tower.
25/02517/HH	3 Gershwin Boulevard, Witham CM8 1HW	South	Retention of single storey rear extension and alterations to fenestration

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
25/02491/HH	13 Barnardiston Way, Witham, Essex	West	Proposed single storey rear extension
25/02481/FUL	50 Church Street, Witham, Essex	North	Proposed boundary fence
25/02512/HH	20 Pitt Avenue, Witham, Essex	South	Proposed single storey rear extension & alterations to fenestration
25/02558/TPOCON	16 Chipping Hill Witham Essex CM8 2DE	North	Notice of intent to carry out works to trees in a Conservation Area: Box Alder- Reduce crown by 2m
25/02563/TPOCON	1 Old Magistrates Court Witham Essex CM8 2FT	Central	Notice of intent to carry out works to trees in a Conservation Area: 1 Maple (M1) to be felled.
25/02571/TPOCON	11 Old Magistrates Court Witham Essex CM8 2FT	Central	Notice of intent to carry out works to trees in a Conservation Area: 1 No. Maple (M1) to have crown reduced by 0.600-1m 1 No. Cherry (C1) to have upper crown reduced by up to 1m and sides to be reduced as required to leave a balanced crown

Witham Town Council – Planning Application Report

Application No:- 25/02491/HH

Address:- 13 Barnardiston Way, Witham, Essex

Ward:- West

Proposal:- Proposed single storey rear extension

Relevant Site History:-

Representations:-

Summary:- This proposal is to erect a modest single-storey rear extension in order to improve the dwelling's living accommodation by providing additional living/dining space better suited to modern family life. The extension will run the whole width of the property measuring 3.0m deep and 6.0m wide.

Recommendation:- Members are asked to consider this application. Having looked at the documentation, the extension itself is fine but given the size of the plot, feel that this will be an over-development when taking into account the footprint of the existing dwelling and the relationship to plot boundaries.

Policy References:- LPP36 a

Witham Town Council – Planning Application Report

Application No:- 25/02481/FUL

Address:- 50 Church Street, Witham, Essex

Ward:- North

Proposal:- Proposed boundary fence

Relevant Site History:-

Representations:-

Summary:- This proposal is to erect a timber close boarded fence as a replacement to a demolished wall in a conservation area. The proposed fence would be 1.8m high to the rear of 22-24 Chalks Road reducing to 1.2m high at the side of 50 Church Street. The applicant states that adjacent properties at 42-48 Church Street are Grade II Listed but due to the intervening shared vehicle access drive the proposed fence does not form a boundary with the listed building. Following a report from a structural engineer the boundary wall was recommended for full demolition due to it posing a safety concern. The wall had partially collapsed, was leaning, unstable and had lost structural integrity. The proposed fence is in keeping with the existing side timber fence to number 21a Chalks Road and the fence to the opposite side of the adjacent shared vehicular access (48B Church Street). The Applicant has stated that they are unable to afford to replace the demolished wall to match.

Recommendation:- Members are asked to consider this application.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02512/HH

Address:- 20 Pitt Avenue, Witham, Essex

Ward:- South

Proposal:- Proposed single storey rear extension & alterations to fenestration

Relevant Site History:-

Representations:- An objection has been received from a neighbour stating - The owner of the property has informed us that he wishes to remove the party wall that runs along side our extension . We do not agree with this and prefer it remain.

Summary:- The proposal is to demolish an existing conservatory and erect a single storey rear extension along with alterations to fenestration. The extension is approximately 5m wide by 4m deep creating a large kitchen/dining room.

Recommendation:- Members are asked to consider this application. Although it will have no impact on the plot size, there is potential for impact on the neighbouring property with the removal of the party wall. Whilst there are no planning grounds to refuse the application, there would perhaps be an option to retain the party wall in line with the neighbour's wishes.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02558/TPOCON

Address:- 16 Chipping Hill Witham Essex CM8 2DE

Ward:- North

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: Box Alder- Reduce crown by 2m

Relevant Site History:-

Representations:-

Summary:- This application is seeking consent to formally reduce the crown of the Box Alder by 2m. The tree is currently 6m high with a potential growth height to 20m with the potential for root growth also to expand accordingly. The tree is positioned close to the house with its branches almost touching the side which is timber framed with lathe and plaster walls. The fabric of the house is therefore vulnerable to tree branch damage. The tree roots could also be close to the basement of the properties also at risk of damage. The property owner does not recall planting the tree which has been there approximately 10 years.

Recommendation:- The work seems reasonable but the advice of the Tree Warden has been sought.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02563/TPOCON

Address:- 1 Old Magistrates Court Witham Essex CM8 2FT

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: 1 Maple (M1) to be felled.

Relevant Site History:-

Representations:-

Summary:- The application is seeking consent to fell 1 No. Maple tree (M1). No further information is available.

Recommendation:- The advice of the Tree Warden has been sought but due to the lack of information as to why they wish the tree to be felled would recommend refusal subject to the advice of the District Council's Landscape Officer.

Policy References:-

Witham Town Council – Planning Application Report

Application No:- 25/02571/TPOCON

Address:- 11 Old Magistrates Court Witham Essex CM8 2FT

Ward:- Central

Proposal:- Notice of intent to carry out works to trees in a Conservation Area: 1 No. Maple (M1) to have crown reduced by 0.600-1m 1 No. Cherry (C1) to have upper crown reduced by up to 1m and sides to be reduced as required to leave a balanced crown

Relevant Site History:-

Representations:-

Summary:- The application is seeking consent to carry out works to trees in a conservation area. 1 No. Maple (M1) to have the crown reduced by 06.00-1m and 1 No. Cherry (C1) to have the upper crown reduced by up to 1m and sides to be reduced as required to leave a balanced crown.

Recommendation:- The proposed work seems reasonable but the advice of the Tree Warden has been sought.

Policy References:-

Application & Address	Proposal	BDC Decision	WTC Decision	Agenda Item 9
25/02136/TPOCON - Foster Court Witham Essex CM8 2TQ	Notice of intent to carry out works to trees in a Conservation Area- G1 Mixed species - crown lift all trees by 1.5 m and reduce Robinia overhanging car park by 3 metres back to previous points on all aspects. G2 Mixed species - reduce sublateral branches on sycamore that's encroaching on building by 2 metres. T012 Horse chestnut - reduce crown to previous points on all aspects, removing approximately 2 metres of regrowth.	Deemed Permitted	No Objection subject to the advice of the District Council's Landscape Officer.	
25/02132/TPOCON - 35 The Avenue Witham Essex CM8 2DN	Notice of intent to carry out works to trees in a Conservation Area: Cherry (T1) - Crown reduction height after 4m spread after 4m Apple (T2) - Crown reduction height after 4m spread after 4m	Deemed Permitted	No Objection subject to the advice of the District Council's Landscape Officer.	
25/02180/TPOCON - Tesco Store Ltd 1 The Grove Centre Newland Street Witham Essex CM8 2YT	Notice of intent to carry out works to trees in a Conservation Area: Mixed species trees - All encroaching branches will be reduced 2 metres back from structure.	Deemed Permitted	No Objection subject to the advice of the District Council's Landscape Officer.	

25/02149/TPO - 26B Avenue Road Witham Essex CM8 2DT	Notice of intent to carry out works to trees protected by Tree Preservation Order 4/83 - T1- 1x Lime tree to be removed.	Application Withdrawn	Recommended refusal on the grounds that the loss of the tree would have a significant impact on the street scene, and there was no mention of planting a replacement and could additionally cause heave, thereby damaging the property. It is felt that any disturbance by roots to the driveway could be managed instead by root pruning, subject to the advice of the District Council's Landscape Officer.
25/02021/ADV - Land Opposite The Old Pottery Kiln Gershwin Boulevard Witham Essex	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.	Application Permitted	No Objection

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