Please note later start time of 7.00 p.m.

Witham
town council

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

AGENDA

Meeting of: **Planning & Transport Committee**

Date: **Monday 24th August 2026** Time: 7**.00 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/JB/19.08.2026

1. **APOLOGIES**
   To receive and approve apologies for absence.

2. **MINUTES**
   To receive the Minutes of the Meeting of the Planning & Transport Committee held 11th August 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.

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
26/01832/HH	**Ash Trees Earlsmead Witham Essex CM8 2EH**	**North**	**Proposed Carport addition to existing garage**
26/01831/HH	**Ash Trees Earlsmead Witham Essex CM8 2EH**	**North**	**Proposed single storey front porch & alterations to fenestration**
26/01857/HH	**187 Maltings Lane Witham Essex CM8 1JL**	**South**	**Proposed single storey side/rear extension.**

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
26/01802/HH	**12 Collar Way Witham Essex CM8 1YX**	**Hatfield**	**Part retrospective application for the erection of a detached outbuilding and the raising of boundary fencing.**
26/01774/FUL	**Roslyn House 16 Newland Street Witham Essex CM8 2AQ**	**Central**	**Refurbishment and replacement of existing single glazed sash windows on the south east elevation, replacement of all modern single glazed timber dormer windows with timber slim double glazed windows, replacement of modern single glazed sash and casement windows on the south west, north east and north west elevations with slim double glazed sash and casement windows. Demolition of modern garden wall and construction of three new brick walls and demolition of late C20th conservatory on south east elevation.**
26/01860/ADV	**Land Adjacent Crittall Court Colchester Road Witham Essex**	**Central**	**Installation of 1 x 48 sheet frestanding internally illuminated advertising display unit**

Witham Town Council – Planning Application Report

Application No:- 26/01802/HH

Address:- 12 Collar Way Witham Essex CM8 1YX

Ward:- Hatfield

Proposal:- Part retrospective application for the erection of a detached outbuilding and the raising of boundary fencing.

Relevant Site History:- This is a retrospective planning application for the erection of a detached building and the raising of the boundary fencing. There had been a previous application 25/01804/HH in September 2025 which was refused.

Representations:-

Summary:- This is to build a detached building to accommodate a games/study area and lounge area along with a small enclosed courtyard at the back of the garden using a previously prepared concrete slab and breeze block construction walls. The maximum height will be 2.5m and will be less than 1m from the boundary.

Recommendation:- Recommend refusal on the grounds of overdevelopment of the site and adverse impact on the neighbouring properties. The previous application - 25/01804/HH from September 2025 was recommended for refusal by Witham Town Council on the grounds of adverse impact on neighbours, contrary to LPP36d. It was subsequently refused by BDC due to its height, proximity to the boundaries of the site along with deisgn and proposed materials are out of the character with the character appearance of the surrounding area (LPP36 and LPP52).

Policy References:- LPP36 (a), and LPP52

Witham Town Council – Planning Application Report

Application No:- 26/01774/FUL

Address:- Roslyn House 16 Newland Street Witham Essex CM8 2AQ

Ward:- Central

Proposal:- Refurbishment and replacement of existing single glazed sash windows on the south east elevation, replacement of all modern single glazed timber dormer windows with timber slim double glazed windows, replacement of modern single glazed sash and casement windows on the south west, north east and north west elevations with slim double glazed sash and casement windows. Demolition of modern garden wall and construction of three new brick walls and demolition of late C20th conservatory on south east elevation.

Relevant Site History:- The HH application was considered at the meeting on 11th August 2026, we have now been asked to consider the full application.

Representations:-

Summary:- Refurbishment and replacement of existing single glazed sash windows on the south east elevation, replacement of all modern single glazed timber dormer windows with timber slim double glazed windows, replacement of modern single glazed sash and casement windows on the south west, north east and north west elevations with slim double glazed sash and casement windows. Demolition of modern garden wall and construction of three new brick walls and demolition of late C20th conservatory on south east elevation.

Recommendation:- The applicant has asked for consent to replace the existing single glazed timber dormer, casement and sash windows with slimline double glazed units. Whilst we agree with this, the demolition of the consevatory would severely impact on the street scene in a conservation area. We would suggest no objection to the replacement of the windows, no objection to the replacement of the walls albeit there could be issues with the garden gate entrance onto Whitehall Court. Finally recommend refusal of the demolition of the conservatory which would severely impact the street scene in a conservation area. Some details contained within the Design Access & Heritage Statement are erroneous.

Policy References:- LPP57

Witham Town Council – Planning Application Report

Application No:- 26/01860/ADV

Address:- Land Adjacent Crittall Court Colchester Road Witham Essex

Ward:- Central

Proposal:- Installation of 1 x 48 sheet frestanding internally illuminated advertising display unit

Relevant Site History:-

Representations:-

Summary:- An application to errect a single freestanding 48 sheet LED illuminated display unit at the address given, which is described as 'a new, unique and interesting feature and would be understood as part of a modern visual context'.

Recommendation:- Recommend refusal on the grounds of road safety and the neighbouring amenity for the residents of the adjacent flats.

Policy References:-

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DECISIONS

Agenda Item 9

Application & Address	Proposal	BDC Decision	WTC Decision
26/01304/HH - 33 Laurence Avenue Witham Essex CM8 1JB	Proposed rear dormer	Application Granted	No Objection
26/01236/FUL - 96 Newland Street Witham Essex CM8 1AH	Installation of defibrillator and bleed kit cabinets to external wall	Application Granted	No Objection
26/01105/ADV - Mondy Ironmongers 63 Newland Street Witham Essex CM8 1AA	Signage to include: One non-illuminated fascia sign One non-illuminated projecting hanging sign	Application Granted	No Objection subject to a traditional wooden hanging sign in keeping with the Conservation Area and LP55g to use traditional materials wherever possible.
26/01104/LBC - Mondy Ironmongers 63 Newland Street Witham Essex CM8 1AA	Proposed internal and external alterations associated with the change of use from vacant hardware store to a nail and beauty salon, including new flooring, pedicure facilities, new plasterboard ceiling, rear ventilation opening, repainting of the shopfront and new signage.	Application Granted	No Objection subject to the advice of Braintree District Council's environmental officers regarding possible noise and fumes from the proposed extraction system and the advice of the Listed Buildings Officer.
26/01398/HH - 64 Highfields Road Witham Essex CM8 2HJ	Proposed single-storey infill extension with mono pitch roof	Application Granted	No Objection

Application & Address	Proposal	BDC Decision	WTC Decision
26/01536/TPOCON - Littlefields 41 Chipping Hill Witham Essex CM8 2JT	Notice of intent to carry out works to trees in a Conservation Area - T1 - Elder - reduce 2.5m as top part is dead and potentially dangerous to neighbours property. T2 - Prunus - Removal of dead tree. T3 - Shrub - Removal of dead shrub. T4 - Portuguese laurel - To remove 1.5m.	No Objections Raised	No Objection
6/01513/TPOCON - Land Outside Grove House Newland Street Witham Essex CM8 2UP	Notice of intent to carry out works to trees in a Conservation Area: 4 No. Lime - Removal of epicormic / lift to approx 3m over highway and footpath	No Objections Raised	No Objection
26/01495/TPOCON - Land To The Front Of 32-38 & 44 Collingwood Road Witham Essex	Notice of intent to carry out works to trees in a Conservation Area: 4 No. Lime - Removal of epicormic / lift to approx 3m over highway and footpath	No Objections Raised	No Objection
26/00929/LBC - 27 Bridge Street Witham Essex CM8 1BU	A full electrical rewire throughout the dwelling and replacement front door.	Application Granted	Recommended refusal for the proposed front door which would be out of keeping with its neighbour and the Conservation Area contrary to LPP53b but would have no objection to the internal alterations, and subject to the advice of the Listed Buildings Officer.

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