

TIPTREE PARISH COUNCIL
MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Monday 22nd July 2019 at 7.00pm in the Meeting Room, Community Centre, Caxton Close

Present: C Bigg (Chairman) Mrs J Bunney (Vice Chairman)
 Mrs D Coe M Maund
 Mrs D Webb

Also in attendance – Five members of the public, Colchester Borough Councillor J Elliott, Cllrs Mrs S Allen-Shepherd, J Greenwood, R Mannion, R Smithson and Mrs B Wood, the Clerk of the Council and Deputy Clerk of the Council.

- 140/19 Apologies for absence – There were no apologies for absence as all the committee members were present.
- 141/19 Declarations of interest – There were no declarations of interest.
- 142/19 Public questions – There were no questions from those present.
- 143/19 Minutes
The minutes of the meetings on 10th June and 24th June 2019, having been approved by the Council, were signed by Cllr C Bigg.
- 144/19 Planning Applications

191213 – Highlands, Kelvedon Road, Tiptree, CO5 0LY - Outline planning permission with some matters reserved, except the vehicular access for the redevelopment of the site to solely residential use with a mix of housing. Objection on the grounds that the development is outside the defined settlement boundary, it pre-empt's the Tiptree Neighbourhood Plan and, under the emerging Neighbourhood Plan, cohesive development is the preferred option. Proposed by Cllr Mrs J Bunney and seconded by Cllr Mrs D Webb. Agreed unanimously.

191755 – 12 Rectory Road, Tiptree, CO5 0SX – Conversion from garage with playroom over to residential annexe for the occupation of a member of the same family. Cllr Mrs J Bunney proposed that the Committee object to the application however this was not seconded and the proposal was not carried forward. Cllr M Maund proposed that the Committee did not object to the application. This was seconded by Cllr C Bigg and agreed.

191763 – Sparrow Cottage, Vine Farm Lane, Tiptree CO5 0LT – Proposed front and rear single storey extensions. No objection. Proposed by Cllr Mrs D Coe and seconded by Cllr Mrs J Bunney. Agreed unanimously.

191775 – Crate Tiptree, Tower Business Park, Kelvedon Road, Tiptree, CO5 0LX – Retrospective application: use of land for 11 units of flexible business use including (B1, B8), D1 and use of one unit for A5 coffee shop. Retention of existing sui generis use (2 units) a single A1 use (2 units) where use reverts to flexible use when current uses cease. All with associated car

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parking. No objection. Proposed by Cllr M Maund and seconded by Cllr Mrs D Coe. Agreed unanimously.

191798 – 72 Church Road, Tiptree, CO5 0HB - Discharge of condition 8 of planning permission 190840 (cycle store). No objection. Proposed by Cllr Mrs D Webb and seconded by Cllr M Maund. Agreed unanimously.

145/19 Planning Decisions

There were 11 planning decisions to report.

Approvals

182229 – 73 Wilkin Drive, Tiptree, CO5 0RS – Composite fencing with metal posts set approximately 700mm away from boundary of Vallis Way in line with existing fencing. Planting of a Yew hedge of approximately 1-1.2 metres in height initially with final growth to fence height to provide screening

182353 – 8 Saffron Way, Tiptree, CO5 0AX – Single storey rear extension

190377 – Units 1,2 and 3 Tower Business Park, Tiptree, CO5 0LX – Extensions and alterations to existing storage and distribution unit

190722 – 165 Maldon Road, Tiptree, CO5 0PN – Demolition of existing garage and proposed two storey side annexe extension

191092 – 84 Maldon Road, Tiptree, CO5 0BW – Variation of condition 2 of 170292: change to internal layout of Plot 7 to relocate ensuite in Master Bedroom as shown on submitted drawing

191169 - 55 Station Road, Tiptree, CO5 0BL – To build a conservatory with a UPVC glass lantern roof. Made up of brickwork to match existing property, to consist of UPVC energy rated frames and toughened safety glass. To have an independent heating source with an external grade a rated door between the main property and conservatory

191205 – Unit 2, 122 Church Road, Tiptree, CO5 0AB – Change of use from a bookshop (A1 use class) to a nail and beauty salon (Sui generis)

191214 – Colt Farm, Kelvedon Road, Tiptree, CO5 0LU - Stationing of 3 additional mobile home in connection with the existing residential use of the site. Resubmission of 190745

191236 – 16 Seldon Road, Tiptree, CO5 0HH – Rear conservatory

191397 – Wood House, Colchester Road, Tiptree, CO5 0EU – Proposed single storey rear extension

Refusal

191163 – 104 Oak Road, Tiptree, CO5 0NA – Demolition of front boundary wall and reconstruction

There being no other business the meeting closed at 7.20pm

Signed.....Date.....