

# TIPTREE PARISH COUNCIL



## MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Monday 9<sup>th</sup> March 2020 at 7.00 pm in the Meeting Room, Community Centre, Caxton Close

**Councillors present:** C Bigg (Chairman) J Bunney  
D Coe M Maund  
M Pennick S Redgewell  
D Webb

Also in attendance – Two members of the public, Cllrs J Greenwood, R Mannion, N Mattinson, S Allen-Shepherd and B Wood, Colchester Borough Councillors J Elliott and D Loveland, the Clerk to the Council and Deputy Clerk to the Council

### 606/19 Apologies for absence

There were no apologies for absence.

### 607/19 Declarations of interest

Cllr Pennick declared an interest in planning application 200271.

### 608/19 Public questions

There were no questions raised by the members of the public present.

### 609/19 Minutes

The minutes of the meetings on 27<sup>th</sup> January 2020 and 10<sup>th</sup> February 2020, having been approved by the Council, were signed by Cllr Bigg.

### 610/19 Consultation on the Draft North Quay Development Brief

There had not been any comments received from Councillors following circulation of the Brief therefore it was deemed that a response was not required.

### 611/19 Planning applications

**191414** – former Wilkin and Sons Ltd, Factory Hill, Tiptree CO5 0RF – Erection of 49 dwellings and associated parking and landscaping (modifications and reduction in built footprint of last phase for 40 units of approved planning application 130245). Please see Planning Statement and Design Statement for more information.

**No objection** proposed, seconded and agreed by the majority.

**192673** – Beaumonts – Grange Road, Tiptree CO5 0UL – Demolition of existing barn and stable, and construction of new buildings of similar size in a new location on site. Change of use of existing house and new barn and stable buildings from C3 use to C2 use (revised drawings received).

**Objection** as per the previous comments submitted to Colchester Borough Council as it was felt that none of the issues raised had been overcome by the revised documents. Additionally, the concerns raised by Essex Highways were noted. Proposed, seconded and unanimously agreed.

**200243** – Stockbridge Farm, Newbridge Road, Tiptree CO5 0JA - Replacement building for B8 commercial storage.

**No objection** proposed, seconded and unanimously agreed.

**200249** – 45 Caxton Close, Tiptree CO5 0HA – Single storey rear extension.

**No objection** proposed, seconded and unanimously agreed.

**200258** – 14 Rosemary Crescent, Tiptree CO5 0TA – Permanent use of premises as canine physio/hydrotherapy practice. Previously approved under 182621.

**No objection** proposed, seconded and unanimously agreed.

**200271** – 104 Oak Road, Tiptree CO5 0NA – Demolition of front boundary wall and reconstruction.

Cllr Pennick left the room whilst this planning application was discussed. It was determined that the Council had **no objection** to the planning application subject to the resolution of the land ownership issue as detailed in the recommendation of refusal letter from Essex Highways. Proposed, seconded and unanimously agreed.

**200280** – 16 New Road, Tiptree CO5 0HJ – Retrospective variation of conditions 2 & 3 of 180979 to permit gabled roof, changed position of velux windows, remove gutter, create parapet wall and rendered blockwork instead of brick finish to front elevation.

**No objection** proposed, seconded and unanimously agreed.

**200419** – 10 Heaton Way, Tiptree CO5 0DZ – Single storey rear extension and conversion of garage.

**No objection** proposed, seconded and unanimously agreed.

**200420** – Texo Scaffolding, Basket Works, Grange Road, Tiptree CO5 0QQ – Continued use of site for the storage of scaffolding materials (revised scheme following approved 192899 to include parking).

**No objection** proposed, seconded and unanimously agreed.

**200433** – Wilkin and Sons Ltd, Factory Hill, Tiptree CO5 0RF – Revised application for a new nut processing and production facility (approved under applications 181666 and 192662). The revisions include a minor increase in height, alterations to the external cladding and internal alterations.

**No objection** proposed, seconded and unanimously agreed.

612/19 **Planning Decisions**

There were four **approvals** to report:

**192465** – 1a Walnut Tree Way, Tiptree CO5 0NG – 1.8m (6ft) fence on the back garden and new low level 1m fencing to the boundary of the front garden (Retrospective) \*Amended Description\*.

**193065** – 11 Gorse Lane, Tiptree, CO5 0AH – This application looks to extend the current dwelling to the front, side and rear with replacement roof, demolition of existing conservatory and erection of a new double garage. The proposal seeks approval to create a habitable attic level in addition to the existing ground and first floor levels.

**193132** – Willow Cottage, Colchester Road, Tiptree CO5 0ET – Single storey rear extension.

**193143** – Alexander Cleghorn Ltd, Newbridge Road, Tiptree, CO5 0JA – Install a new biomass boiler and housing which will heat the existing buildings burning wood residues from the workshops.

There being no other business the meeting closed at 7.29 pm.

Signed.....

Date.....