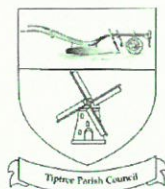


TIPTREE PARISH COUNCIL



MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Tuesday 5th April 2022 at 7.00 pm in the Small Hall, Community Centre, 1a Caxton Close, Tiptree

Councillors present:

C Bigg (Chairman)	S Allen-Shepherd
J Greenwood	M Maund
S Redgewell	D Webb

Also in attendance – 27 members of the Public, Cllrs R Mannion, B Wood, C Kitley and A Peck (from 7.23 pm) and the Clerk to the Council.

085/21 Apologies for absence

Apologies for absence from Cllr J Bunney were received and noted.

086/21 Declarations of interest

There were no declarations of interest.

087/21 Public questions

A member of the public spoke as the representative for all 27 in attendance, regarding application 220624. They were firmly against the application, principally for reasons of inadequate parking provision – concerns over property boundary lines, and work completed under residential rules, when the occupants had already declared the site as a business. Cllr Mannion (as a CBC Cllr) then spoke regarding the number of objections he had received to the proposal, and how he too found the parking issue to be problematic.

088/21 Minutes

The minutes of the meeting held on 1st March 2022 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

089/21 Chairman's Announcements

The Chairman reported that:

- A new application 220820 had been submitted, without ability to extend the response date to enable this to be discussed at the next meeting. The item would therefore be responded to under delegated authority. Should Councillors wish to make representation, to please let the Deputy Clerk know via email.
- The Planning Appeal for Marden Homes had begun this day (5th April)
- That CBC had provided a decision on the application for 61 Vine Rd, which was approved.
- That CBC had looked at application 220242, and determined that no demolition order for the outbuilding was required.

090/21 220434 – Ouroun, West End Road, Tiptree CO5 0QJ – Proposal to render property (revision of 212356).

Council reviewed the application and unanimously **RESOLVED that No Objection be lodged**

220493 – 1 Pondfield Cottages, Rookery Lane, Tiptree CO5 0NB – Single storey rear extension.

Council reviewed the application and unanimously **RESOLVED that No Objection be lodged**

220664 – 78 Wilkin Drive, Tiptree CO5 0QP – Garage conversion and side extension.
Council reviewed the application and unanimously **RESOLVED that No Objection be lodged, subject to the caveat that site be sound-proofed.**

220610 – 17 Station Road, Tiptree CO5 0AZ – Two bed dwelling.
Council reviewed the application and unanimously **RESOLVED that the Parish Council Object to this application on the following grounds:**

- (a) Boundary Issues: The application has claimed a portion of Firs Road (a private road) in their red line demarcation
- (b) Access Issues: The application is provisioning two car parking spaces via Firs Road, for which they have no access.
- (c) Natural Light – the design change to a terraced house will remove 4 windows via the new party wall, and no adequate replacement light source has been designed.
- (d) Parking spaces for the new house: Only a single parking spot is provisioned, in contravention of the design guide.

220624 – 8 Wilkin Drive, Tiptree CO5 0P – Proposed change of use from C3 dwelling house into C2 young persons care home. The existing garage will be converted into an office for carers.

Council reviewed the application and unanimously **RESOLVED that the Parish Council Object to this retrospective application on the following grounds:**

- (a) Boundary Issues: The application has claimed a portion of the neighbouring property's shared driveway in order to demonstrate 4 parking spaces. The applicant has but a single (non-shared) parking space, after his two-car garage was converted to an office.
- (b) Supervision Issues: The new office is located in the rear of the property, leaving limited supervisory view of the front door, which opens directly onto the roadway.
- (c) Parking Provision – with no numbers provided for staffing or residents, it is hard to gauge the need for parking spaces – One spot does seem entirely inadequate, with no provision for emergency vehicles, guests or deliveries to the business. There is no provision for disabled access.
- (d) The siting of this business in a quiet residential area is entirely inappropriate.
- (e) There were concerns regarding the dormer construction under permitted development, when the business had already declared itself via Companies House.

Council did consider whether the application if submitted prior to the commencement of work would have been acceptable, and unanimously determined it would not.

091/21 Colchester Borough Council had reported the following decisions:

Approval

212317 – Farm View, 111 Maldon Road, Tiptree CO5 0PG – Loft conversion and single storey and 1.5 storey side/rear extension REVISED DESCRIPTION (Parish Council had **no objection**).

212593 – Stableview and Moldavia, Newbridge Road, Tiptree CO5 0HZ – Demolition of 2 no. existing dwellings and the erection of 2 no. replacement dwellings and garages (Parish Council had **no objection**).

213338 – 3 Barbrook Lane, Tiptree CO5 0EE – Pitched roof to replace existing front roof and garage conversion (Parish Council had **no objection**).

220242 – 46 Green Lane, Tiptree CO5 0DE - Proposed ground floor rear extension to north-west of existing dwelling. (Parish Council had **no objection** to this planning application)

clarification was sought regarding the positioning of an existing structure as indicated on the CBC Planning Map).

220251 – Rosetree Cottage, 6 Pit Lane, Tiptree CO5 0EG - Removal of existing conservatory and construction of new ground floor rear extension. Proposed works include modifications to internal layout and additional roof windows - resubmission of 211071 (Parish Council had **no objection**).

220257 – 37 Chapel Road, Tiptree CO5 0RA – Demolition of conservatory and construction of a single storey rear extension (Parish Council had **no objection**).

Refusal

220102 – 13 The Centre, New Road, Tiptree CO5 0HF – Single storey first floor rear extension and change of use of first floor flat. Internal and external alterations.

092/21 **Date of next meeting**

The next Planning Committee meeting will be held on Tuesday 3rd May 2022.

There being no other business the meeting closed at 7.37 pm.

Signed..........

Date.....3-5-22.....