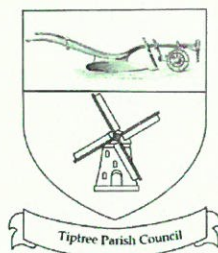


# TIPTREE PARISH COUNCIL



## Minutes of Planning Committee Meeting

A Meeting of the Planning Committee took place on Tuesday 7<sup>th</sup> February 2023 at 7.00pm in the Small Hall, Community Centre, 1A Caxton Close, Tiptree

**Councillors Present:** J Greenwood (Chairman) S Redgewell  
M Maund D Webb

Also, in attendance – Deputy Clerk to the Council, Clerk to the Council.  
1 member of public joined at 19.11

069/22 **Apologies for absence**

There were apologies of absence from Cllr S Allen-Shepherd and Cllr E Birkin.  
**The apologies were received and noted**

070/22 **Declarations of interest**

There were no declarations of interest.

071/22 **Public questions**

There were no questions.

072/22 **Minutes**

The minutes of the meeting held on 10<sup>th</sup> January 2023 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

073/22 **Chairman's Announcements:**

The Chairman reported that notifications had been received that pre-construction work at Brook Hall Cottage, Factory Hill, (Application ref 201401) had been seen. There is currently an appeal lodged for the application but no decision has been issued. Planning at Colchester City Council (CCC) has been contacted and advised of the activity. The Chairman also requested that Planning at CCC be contacted as we had not received notice of the appeal. It was concerning to TPC that we had not been notified of the appeal.

JMG

## TIPTREE PARISH COUNCIL

074/22 Planning Application:

**223177** -Wilkin & Sons Ltd, Factory Hill, Tiptree, CO5 0RF. Erection of solar power generation facility including panels, mounting structures & Switch room, Perimeter fencing and associated development.

**223177** It was unanimously **RESOLVED** that there was **No Objection to the application**, however a comment would be made that the transport routes 1 & 2 in the Transport Assessment (paragraph 2.2.3) make no sense as Route 1 would join at Junction 24 (not 25) and Route 2 for southbound traffic would join at Junction 23 (not 24). Furthermore, TPC is concerned about construction traffic passing through the village centre on Church Road. In this respect the usual route for southbound traffic should be via Station Road and Braxted Park Road – not as indicated in proposed routes 2 & 3.

**230001** – Beaumonts, Grange Rd Tiptree, Colchester CO5 0UL. 2 storey front extension, improved gated highway access and front landscaping.

It was unanimously **RESOLVED** that there was **No Objection to the application**, however the council supports the recommendations that have been listed by Essex Highways regarding access to the site.

**223178** - Hillcroft, West End Road, Tiptree CO5 0QH. Change of use from existing gym (C3) to dog grooming parlour (EC2)

It was unanimously **RESOLVED** that there was **No Objection to the application**.

**230067** - land adj. Elms Farm Bungalow, Messing Road, Tiptree Essex CO5 9TG. Erection of detached bungalow.

It was unanimously **RESOLVED** that the Parish Council **OBJECT** to this application on the grounds that the location is outside of the settlement boundary of Tiptree. The application does not comply with the Tiptree Neighbourhood Plan. The emerging Neighbourhood Plan is awaiting referendum, adding significant weight in this decision.

**230083** - 8 Rectory Road, Tiptree Essex CO5 0SX. Alterations and extension to existing kitchen and lounge with re-cladding to front and side of house.

It was unanimously **RESOLVED** that there was **No Objection to the application**.

**220941** – Trianon, Hall Road, Tiptree, CO5 0QR. Planning appeal lodged for a proposed garage or workshop.

It was unanimously **RESOLVED** that there was **No Comment to the appeal**.

**230154** - 72 Church Road, Tiptree, CO5 0HB. Change of use from residential rear garden to retail for car sales (continuation of existing consent 192187)

It was unanimously **RESOLVED** that the Parish Council **OBJECT** to this application. The grounds are that the location is not suitable, there is a lack of customer parking spaces and distraction to drivers in an already busy area. The access to the site is potentially dangerous as it emerges onto a busy road close to a roundabout. This location has been maintained as an open space for a number of years and removal would be detrimental to the area. As the site is located in a residential area there is also potential noise to the residents during a 7-day opening period. It was also noted that on the previous application (192187) that there were conflicting views raised from

*JME*

## TIPTREE PARISH COUNCIL

Essex Highways and the Council would like it noted that the issues raised previously by Highways still remain.

075/22 **Planning Decisions:**

### Approval

**221463** - ABC Day Nursery (Tiptree)Ltd, 22 Grove Road, Tiptree Colchester CO5 0JP  
Application to vary condition 3 (number of children) and 4 (hours of opening) following grant of planning permission C/COL/02/0024 - increase number of children from 26 to 32 and change opening hours to 7.30am - 6pm

**222776** - 71 Oak Road, Tiptree, Colchester, CO5 0NE, Proposed two storey side extension. Rear single storey extension and side extension.

### Refusal

**222826** - 32 Station Road, Tiptree, Essex, CO5 0AZ. Demolition of existing structures and construction of two new bungalows.

The Committee **received** and **noted** these decisions from CCC.

076/22 **Date of next meeting**

The next Planning Committee meeting will be held on Tuesday 7<sup>th</sup> March 2023.

There being no other business the meeting closed at 19.29 pm.

Signed .....  .....

Date .....  .....