



Minutes of Planning Committee Meeting

A meeting of the Planning Committee took place on Tuesday 6th February at 19.00 in the Small Hall, Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

Councillors Present:

Cllr J Greenwood - <i>Chair</i>	Cllr M Maund
Cllr S Allen-Shepherd	Cllr V Murrell
Cllr S Redgewell	Cllr D Webb

Also in attendance: Clerk to the Council, Cllrs Wood, Dickey and 2 members of the public

097/23 **Apologies for absence:**

Apologies were noted from Cllr Birkin and Cllr Murrell that will be arriving late.

098/23 **Declarations of interest:**

No Declarations of Interest

099/23 **Chairs Announcements:**

There were no announcements.

100/23 **Minutes of Meeting:**

The minutes of the meeting held on 9th January were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

101/23 **Public questions:**

- i. Member of the public raised concerns regarding application 232079 and that the level of the land is not permissible, that tree planning had taken place at the site when no permission had been granted. They also raised that there was an enforcement notice still in effect for the site.

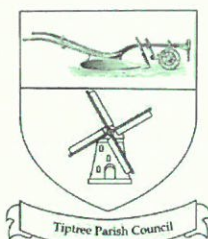
- ii. A second member of the public raised that when the allotments associated with the Public open space on application 232079, parking for the allotments should be restricted, *one complete* *to Allotment holders only.*

19.10 Cllr Murrell Joined the meeting.

102/23 **Planning Applications:**

232079 - Land north of, Factory Hill and East of Honey Lane, Tiptree Colchester. Provision of public open space and allotments in connection with the adjacent residential development. ***** ADDITIONAL INFORMATION RECEIVED*****

After discussion it was **Resolved** unanimously that Tiptree Parish Council **Objects** to this Application. The soil that is on the land currently is alien soil and has been shipped in from another location. We maintain that this soil should be removed, and the land returned to its original topography. There are concerns that the bund is not being removed and that the steepness to the rear of the bund facing the allotments will be too steep to manage, and that the distance from the bund to the allotments will result in an



area that is unmanageable. Wildflower meadows have been added to the plans and these are also very difficult to manage and high maintenance. We note that the location of the play area is only indicative, but we would like to see it placed further away from the houses and not too close to planted trees. There are still no sufficient drainage plans in the application. We also believe that the soil should be clear of debris, especially within the allotments as 300mm of topsoil is not sufficient if the sub soil is not of a good standard. Trees have been planted at the site into clay soil with little drainage, there is also no management plans on how to protect the trees whilst they are establishing roots. Also, as we believe that the soil should be removed why are trees being planted, there is no permission at this site for the planting.

232076 - Wilkin And Sons Ltd, Factory Hill, Tiptree Colchester CO5 0RF. Variation of condition 3 of planning permission 223177, seeking alternative siting for Switch Room building and its replacement with a large building to house additional plan and equipment required to provide enhancements to the design of the approved. Tiptree Parish Council had **no further comments** to make about this application.

240035 - Tesco Supermarket, Church Road, Tiptree Colchester CO5 0HB. Retrospective installation of 1x 42 LCD media screen size-860 (W)x 2160(H)mm Screen size-530(W)x930(H) mm 3nos x 1250 mm x 700 mm flagpole signs, overall, 3350 mm in height It was unanimously **Resolved** that there was **no objection** to this application.

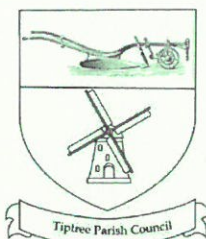
240086 - Highlands, Kelvedon Road, Tiptree Colchester CO5 0LY Outline application for the redevelopment of site with 9no. residential dwellings. After discussion it was **Resolved** unanimously that Tiptree Parish Council **Objects** to this Application. Concerns were raised with regards to the ownership and management of the wildlife site. The planning statement is incorrect in 1.8 as there is no bank within Tiptree. There was a previous application for this site that contained provision for a burial ground, as per the Neighbourhood plan policy TIP10 that was of preference to the Parish Council. The housing need in Tiptree is for smaller houses, there is also no provision within the plans of affordable housing and this need within Tiptree.

240067 - 37 Glebe Road, Tiptree CO5 0SZ. Single storey side extension It was unanimously **Resolved** that there was no objection to this application.

240065 - 31 Blue Road, Tiptree Essex CO5 0TX. Demolition of existing single storey Garage, Utility Room & Porch structures, replacement Side / Rear & Porch extensions with fenestration changes to the principal structure. It was unanimously **Resolved** that there was **no objection** to this application.

240016 - 16 Maldon Road, Tiptree Colchester CO5 0LL. Part change of use from C3 Residential to Sui generis hot food takeaway shop. 3-bedroom flat to a 2-bedroom flat. New proposed front entrance and side window panel. After discussion it was unanimously **Resolved** that Tiptree Parish Council **Objects** to this application. The council are concerned that there is no mention of opening hours, waste, and litter management, extraction of food smells or how deliveries to and from the premises would be managed. Traffic flow at this location is currently hindered due to

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parking for the current shop, an additional food takeaway at this location could cause further issues with the flow of traffic, especially near to the junctions with Kelvedon, Maldon and Church Roads. The plans show that there are 6 car parking spaces currently at the site, in practice only 2 of these spaces are usable. We also believe that the addition of a takeaway at this site constitutes overdevelopment.

103/23 **Planning Appeals:**

231321 - Littlefield, Priory Road, Tiptree, Essex, CO5 0QE. Construction of 2 bay carport with storage above. TPC No objection, however commented that the structure will remain in front of the building line.

104/23 **Planning Decisions:**

Approved Conditional

232649 - 20 Peakes Close, Tiptree, Essex, CO5 0PD. Proposed rear extension to create a new disabled bedroom and ensuite. Proposed roof light to existing bungalow rear roof and amendment to drive to create level access to entrance door. (TPC No Objection)

232434 - 8 Holly Way, Tiptree, Colchester, CO5 0TP. Demolish existing garage and rear single storey extensions, construct new two storey pitched roof rear extension and single storey flat roof extension. Resubmission of 231478. (TPC No Objection)

232747 - Stableview, Newbridge Road, Colchester, CO5 0HZ. Demolition of a storage building with approval for the conversion to a single dwelling (222393) and the erection of a new single dwelling & Garage. (TPC Objection)

Refuse

232697 – 8 Wilkin Drive, Tiptree, Essex, CO5 0QP. Change the garage to Granny Annex - Part Retrospective (TPC Objection)

105/23 **The chair closed the meeting at 19.41:**

Date of next meeting Tuesday 5th March

Signed 

Date: 5th March 2024