

## **Minutes of Planning and Highways Committee Meeting**

A meeting of the Planning and Highways Committee took place on Tuesday 4<sup>th</sup> February at 18.45 in the Small Hall, Tiptree Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

**Councillors Present:**

|                                 |   |
|---------------------------------|---|
| Cllr J Greenwood - <b>Chair</b> | Cllr S Allen-Shepherd – <b>Vice Chair</b> |
| Cllr A Girling                  | Cllr S Gulleford                          |
| Cllr M Hatton                   | Cllr D Webb                               |

Also in attendance: Clerk and Deputy Clerk to the Council, W Calvery and Cllr Peck.

106/24 **Apologies for absence:**

There were no apologies for absence.

107/24 **Declarations of interest:**

There were no declarations of interest.

108/24 **Chairs Announcements:**

- Tiptree Parish Councillors attended a meeting with Colchester City Council to discuss the future housing volume and potential sites to meet the NPPF. The area north of Oak Road should meet the next planning round. Meeting next with Messing to discuss parish boundary.

Cllr Wood arrived.

- NEPP – Once the minutes have been verified from the recent NEPP meeting we should have a response to the Anchor Road proposal.

109/24 **Minutes of Meeting:**

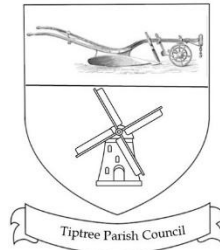
The minutes of the Planning and Highways meeting held on 7<sup>th</sup> January 2025 were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

110/24 **Public questions:**

There were no questions from members of the public.

111/24 **Clerks Update**

There was no report this month.



## 112/24 **Planning Applications**

The following were discussed by the committee:

**242618** - Gardenia Chinese Take Away, Unit 1, 80 Church Road, Tiptree Colchester CO5 0HB. Proposed replacement shop front. After discussion it was proposed, seconded and **Resolved** that there was no objection to this application subject to the appropriate safety measures considering its proximity to members of the public using Church Road.

**250054** - The Gables, Kelvedon Road, Tiptree Colchester CO5 0LU. Detached garage in rear garden. After discussion it was proposed, seconded and **Resolved** that there was no objection to this application.

**250108** - Shell Garage, Maypole Road, Tiptree Colchester CO5 0EH. Provision of EVC hub, associated plant and associated works-further to 241622 being withdrawn on 11/12/2024.

After discussion it was proposed, seconded and **Resolved** that there was no objection to this application, subject to specialist fencing that will reduce the risk of the spread of fire.

## 113/24 **Planning Appeals**

None for this month

## 114/24 **Planning Decisions:**

The following were noted by the committee:

### **Approve – Conditional**

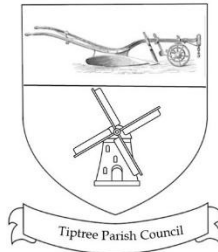
**242273** - 28 Newbridge Road, Tiptree, Essex, CO5 0HS. Single storey side / rear extension (TPC no objection)

**242195** - Zander, The Cut, Tiptree, Colchester, CO5 0TR. Construct new side and rear single storey extension with new porch. (TPC no objection)

**242449** - 37 Carolina Way, Tiptree, Essex, CO5 0DW. Proposed new dormer extension to replace existing. (TPC no objection)

**242448** - 3 Brook Meadows, Tiptree, Essex, CO5 0QF. Single Storey Front & Rear Extensions, Internal Alterations, Single. (TPC no objection)

**242438** - Joy Cottage, Rookery Lane, Tiptree, Essex, CO5 0NB. Renovate the outbuild to be a multifunctional annex to be used for study, leisure, exercise and storage. Renew the doors, and new windows, pitched roof and add a small timber lean-to extension onto the east end. (TPC no objection)



Cllr Dickey arrived.

**Planning Refused**

**241315** - Tiptree Heath County Primary School, 103 Maldon Road, Tiptree, Essex, CO5 0PG. Pre-school modular classroom building and associated external works. (TPC Objected)

114/24 **A12 Northbound Resurfacing** – This was noted by the committee.

115/24 **Historic Finger Post** -

After discussion, it was proposed, seconded and **Resolved** by majority to paint with rust proof paint.

Cllr Maund arrived.

Cllr Dundas arrived.

116/24 **VAS/SID** –

After discussion, quotes and designs will be sought by the Deputy Clerk. Similar height to existing sign and to incorporate auto download information.

117/24 **Joint Co-operative with Layer Marney Parish Council** –

After discussion it was proposed, seconded and **Resolved** that Cllr Allen-Shepherd will liaise with Layer Marney Parish Council.

118/24 **Update on LHP projects** –

Footpath to Tiptree Heath School from the Ship PH has been escalated to the Chairmans Panel which is being held in March.

Cllr Woodcraft arrived.

119/24 **Financial review**

The report was noted by the committee.

120/24 **The Chair closed the meeting at 19.34**

Date of next meeting is Tuesday 4<sup>th</sup> March at 18.45

Signed .....

Date: 4<sup>th</sup> March 2025