

## TIPTREE PARISH COUNCIL



### MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Tuesday 1<sup>st</sup> November 2022 at 7.00 pm in the Small Hall, Community Centre, 1a Caxton Close, Tiptree

**Councillors present:**

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

Also in attendance – Colchester Borough Cllr R Mannion, Cllr C Kitley, two members of the public, Clerk to the Council and Deputy Clerk to the Council

**043/22 Apologies for absence**

There were no apologies for absence.

**044/22 Declarations of interest**

There were no declarations of interest.

**045/22 Public questions**

There were no questions from the members of the public.

**046/22 Minutes**

The minutes of the meeting held on 4<sup>th</sup> October 2022 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

**047/22 Chairman's Announcements**

The Chairman reported that:

- a) An update from the ongoing appeal for development at Brook Meadows would be provided by Cllr J Greenwood at the following Full Council Meeting.
- b) As this was his last meeting, the first item on the agenda for the next Planning Meeting would be election of a new Chair.
- c) Revised documents for application **222177** - Kosycot, Maypole Road, Tiptree CO5 0EN had been considered under the delegated decision-making process due to the 14 day consultation period. A **no objection** comment had been submitted as the revision was only for a change to the application description.
- d) As Cllr J Greenwood was unable to be present at the appeal for development of Land East and West of Top Road, Tolleshunt Knights on 15<sup>th</sup> November 2022, Cllr D Webb would be providing a statement.

048/22 **Birch Solar Farm Planning Application 222151**

It was **resolved** that a comment would be submitted to Colchester Borough Council (CBC) stating that Tiptree Parish Council would object should there be any change to the National Highways recommendation letter detailing the use of Junction 25 of the A12 as the means of access to the site during the construction period.

049/22 **Planning Applications**

**222406** – 63 New Road, Tiptree CO5 0HW – Proposed drop kerb.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application.

The following application was brought forward for consideration due to the interest of the members of the public:

**221268** – Land at Highlands Nursery, Kelvedon Road, Tiptree CO5 0LY – Planning application for a cemetery and 5 detached residential dwellings.

Whilst the site falls outside the current settlement boundary but the emerging Neighbourhood Plan includes the site within the settlement boundary, it was **resolved** by a majority that Tiptree Parish Council had **no objection** to this planning application, subject to inclusion of the following:

- The applicant has met the drainage conditions for the proposed use.
- Provision of a footway along the front of the development for pedestrian access.
- Conflict should not occur with the proposed spine road for approved development on the opposite side of the road.

**222400** – 57 Blue Road, Tiptree CO5 0TX – Conversion of integral garage into habitable space requiring alteration to front roof.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application.

**222401** – 190 Grove Road, Tiptree CO5 0JB – Changing the front of the house to a bricked driveway.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application.

**222584** – Avalon, Cherry Chase, Tiptree CO5 0AE – Conversion of rear conservatory into extension and alterations to existing kitchen including new roof and cladding of external walls.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application.

**222629** – 104 Oak Road, Tiptree CO5 0NA – Change of use from residential garden to aqua culture farm consisting of six ponds and two single storey buildings to house filtration systems.

It was **resolved** by a majority that Tiptree Parish Council had **no objection** to this planning application.

**222680** – 153 Maldon Road, Tiptree CO5 0PN – Notification for prior approval for a proposed single storey rear extension extending 5.00 metres beyond the rear wall of the original dwelling, with a maximum height of 3.05 metres, and eaves height of 2.95 metres.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application, subject to sufficient parking being available for the proposed number of bedrooms and potential multi-occupancy.

  
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**222649** – Land adj to Hillside, Bull Lane, Tiptree CO5 0BE – Proposed residential development comprising two 4 bedroom chalet bungalows.

It was **resolved** that Tiptree Parish Council would submit an **objection** to this planning application as the site lies outside the current settlement boundary and will remain outside the boundary under the emerging Neighbourhood Plan. Development of the site would be suitable for a single dwelling in order to preserve the existing street scene.

## 050/22 **Planning Decisions**

### **Approval**

**222176** – 1 Boundary Place, Hall Road, Tiptree CO5 0QR – Single storey side extension to first floor of existing house.

**222183** – 8 Perry Road, Tiptree CO5 0UA – Single storey side garage extension.

**CC/COL/77/22** – Baynards County Primary School, Townsend Road, Tiptree CO5 0ND – Installation of new heating plant (air source heat pumps) and relocation of bin storage area.

**222153** – Stableview, Newbridge Road, Tiptree CO5 0HZ – Substitution of approved garage to include a new home office within a raised roof space - previous approval number **220757**.

### **Refusal**

**222078** – 70 Vine Road, Tiptree CO5 0LT – Proposed drop kerb and gravel parking to front garden.

**222188** – 14 Mill Close, Tiptree CO5 0LE – Single storey rear extension and double storey side extension.

### **Withdrawal**

**222215** – Land off, Hall Road, Tiptree CO5 0QR – Outline application for a detached chalet bungalow with all matters reserved.

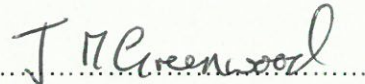
The Committee **received** and **noted** these decisions from CBC.

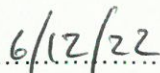
## 051/22 **Date of next meeting**

The next Planning Committee meeting will be held on Tuesday 6<sup>th</sup> December 2022.

The Chairman concluded by thanking the Committee and Deputy Clerk for their support during his tenure as Chair of Planning.

There being no other business the meeting closed at 7.36 pm.

Signed..........

Date..........