

TIPTREE PARISH COUNCIL



MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Tuesday 2nd August 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
D Webb

Also in attendance – 1 member of the public, Clerk to the Council and Deputy Clerk to the Council

019/22 **Apologies for absence**

There were apologies for absence from Cllrs E Birkin and S Redgewell.

020/22 **Declarations of interest**

There were no declarations of interest.

021/22 **Public questions**

There were no public questions.

022/22 **Minutes**

The minutes of the meeting held on 5th July 2022 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

023/22 **Chairman's Announcements**

The Chairman reminded Councillors of the Colchester Borough Council (CBC) planning training being held on 4th August 2022 at 6 pm. Deputy Clerk to forward zoom invitation details again to Councillors. An appeal has been lodged against CBC for refusal of planning permission for **202604** – Brook Meadows, Tiptree CO5 0QF – Outline application for the erection of up to 221 dwellings and associated infrastructure and works.

024/22 **Planning Applications**

221583 – 16 Station Road, Tiptree CO5 0AD – Ground and first floor rear extensions.

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

221612 – 133 Maldon Road, Tiptree CO5 0PH – First floor rear extension.

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

221617 – Formerly FACE Animal Charity Shop, 72 Church Road, Tiptree CO5 0HB - Demolition of existing building, remove of 1no existing tree and erection of new building to provide 1no commercial units (Ea/b/c use) and 7no residential dwellings with on-site car

C Bigg 7

parking, refuse storage and bicycle parking. It was **resolved** that the following **objection** would be submitted to CBC:

- a) The allocation of parking spaces is insufficient for the residents of the development living in an area served by poor public transport (infrequent and limited bus service and no trains) and a lack of cycle paths.
- b) The available car parks are privately owned including 29 community spaces which are designated for shoppers and visitors to Tiptree and should not be used by developers, discharging their responsibility under Essex Highways Parking Standards, to reduce their requirement of car parking allocation.
- c) The access road to the site is extremely narrow with constrained resident parking spaces, lack of turning circle and available facilities for delivery vehicles.
- d) A tree preservation order exists on the tree proposed for removal.
- e) A 3.5 floor development will dominate the site and represents overdevelopment with a lack of provision of amenity space. The trend for increasing the height of such developments should be resisted.
- f) Loss of light to the building located next door (Mynott Court).
- g) The Parish Council agrees with all the points raised by the submissions from both Essex Highways and Private Sector Housing.

221697 – 18 Saffron Way, Tiptree CO5 0AY - Conversion of an existing garage into a bedroom and WC. Existing garage roof to be replaced with a new flat roof with a small pitched roof to the front, to match the adjacent property.

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

221701 – 36A Grove Road, Tiptree CO5 0JL – Single storey side extension.

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

221237 – 63 New Road, Tiptree CO5 0HW – Proposed 2 storey side extension, single storey rear extension and single storey porch to front.

It was noted that this application was being re-consulted upon as amended drawings had been received. It was **resolved** that Tiptree Parish Council had **no objection** to this amended planning application.

The Chairman highlighted that it appeared some applications were re-consulted upon when amended information was received whilst others were not. Clarification would be sought from CBC at the Planning Training on 6th August 2022.

025/22 Planning Decisions

Approval

221004 – Holly Tree Farm, 232 Maldon Road, Tiptree CO5 0PU – Proposed agricultural machinery store and equine stable/store.

221349 – 14 Kingsway, Tiptree CO5 0LS – Extension of bedroom into existing attached garage, to create a larger bedroom with an en-suite. Existing garage flat roof to be replaced with a pitched roof, matching existing dwelling.

221395 – 20 Thyme Road – Single storey side extension for disabled adaptation to include bedroom and bathroom.

221274 – 31 Archer Crescent – Replacement of conservatory with proposed rear extension.



Refusal

221192 – 8 Wilkin Drive, Tiptree CO5 0QP – Proposed change of use from C3 dwelling house into C2 Young Persons Care Home. The existing converted garage will be used as an office for carers - resubmission of **220624**.

221100 – 19 Honey Lane, Tiptree CO5 0FR – Erect fence on the boundary of the property at a height of 1.83m (6ft) dropping down to 1m so as not to obstruct view for drivers using private car park to the rear.

Withdrawal

221498 – The Sycamores, 174 Maldon Road – Proposed vehicle cross over with dropped kerb to include removal of front boundary wall and hedge. Change of use from private use pool to F.2D - indoor swimming baths, local community use.

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

026/22 Date of next meeting

The next Planning Committee meeting will be held on Tuesday 6th September 2022.

There being no other business the meeting closed at 7.22 pm.

Signed.....



Date.....

6/9/22