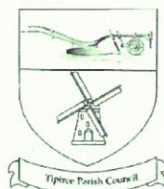


TIPTREE PARISH COUNCIL



MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Tuesday 4th October 2022 at 7.00 pm in the Small Hall, Community Centre, 1a Caxton Close, Tiptree

Councillors present: C Bigg (Chairman) E Birkin J Greenwood
M Maund S Redgewell D Webb

Also in attendance – Essex County Cllr J Jowers, Colchester Borough Cllr R Mannion, Cllr C Kitley, 14 members of the public, Clerk to the Council and Deputy Clerk to the Council

034/22 **Apologies for absence**

There were apologies for absence from Cllr S Allen-Shepherd.

035/22 **Declarations of interest**

There were no declarations of interest.

036/22 **Public questions**

A representative for the 14 members of public present outlined the concerns over the recent application for a Lawful Development Certificate for 8 Wilkin Drive, in particular the car parking issues that exist and the associated manoeuvres in order to facilitate car parking. It was noted that the application detailed parking for a residential property and therefore would not comply with the requirements for a commercial site.

Cllr Mannion explained that a request had been made to call in the application in order that the application would be considered by the Colchester Borough Council (CBC) Planning Committee.

037/22 **Minutes**

The minutes of the meeting held on 6th September 2022 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

038/22 **Chairman's Announcements**

The Chairman reported that:

- a) A representation prepared by Cllr J Greenwood had been submitted to the Planning Inspectorate in respect of the appeal by Kler against planning permission refusal by Maldon DC for development of Land East and West of Top Road, Tolleshunt Knights.
- b) Planning application **222151** for a solar farm at Birch would be considered at the next meeting due to traffic implications for Tiptree associated with the construction of the site.
- c) Confirmation from CBC had been received for the inquiry for Brook Meadows as 25th-28th October and 1st-3rd November at St Botolphs Church, Colchester.

039/22 **Application for Certificate of Lawful Use – Proposed**

222314 – 8 Wilkin Drive, Tiptree CO5 0QP – Application for a Lawful Development Certificate for a proposed use or development. Change of use from C3 dwelling house into a C2 Children's Care Home (excluded from statutory consultation).

Following a discussion, it was **resolved** that the previous **objection** would be re-submitted to CBC along with details of the original planning permission indicating retention of the garages for parking in perpetuity and the removal of permitted development rights for the entire site.

Residents were encouraged to submit their own objections to this application.

040/22 **Planning Applications**

The Chairman detailed two applications which were considered under the delegated decision-making process as extensions to the consultation periods were not permissible:

221393 – 16 Station Road, Tiptree – Outbuilding

A **no objection** comment was submitted, subject to the inclusion of a condition stipulating that the construction remains ancillary to the main dwelling.

221814 – Hillside, Bull Lane, Tiptree CO5 0BE – Proposed garage for approved dwelling (amendment)

A **no objection** comment was submitted, subject to the inclusion of a condition stipulating that the construction remains ancillary to the main dwelling.

222177 – Kosycot, Maypole Road, Tiptree CO5 0EN – Existing conservatory to be removed, proposed single storey rear extension to property coming out the same distance as existing conservatory. Extension to have bifold doors and two roof lights to allow light within new proposed kitchen area.

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

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

It was **resolved** that the Parish Council would submit an **objection** as, due to the location of the property, parking provision would be inadequate for a six bedroom dwelling.

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**.

It was **resolved** that Tiptree Parish Council had **no objection** to this planning application, subject to the inclusion of a condition stipulating that the construction remains ancillary to the main dwelling.

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

It was **resolved** that the Parish Council would submit an **objection** as the plans indicate that the proposed extension will be sited too close to the boundary for any remedial work to be carried out to the building.

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



It was **resolved** by a majority that Tiptree Parish Council had **no objection** to this planning application, subject to it remaining as a single dwelling and complying with the existing street scene.

222259 – Perrywood, Kelvedon Road, Tiptree CO5 9SX – Extension of Perrywood Garden Centre car park by an additional 88 spaces with new landscaping and drainage.

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

222281 – 63 Maldon Road, Tiptree CO5 0BW - To remove hips and 2no dormers to main roof forming new gable ends and front gable, with additional pitched roof dormer to the front elevation and flat roof dormer to the rear with new doors. Front gable to have new feature window. Internally with roof alterations existing bedrooms 4 and 5 enlarged together with bathroom.

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

222263 – 94 Walnut Tree Way, Tiptree CO5 0NL - Remove existing conservatory and replace with a new build garden room, brick to DPC and timber frame with cladded exterior, flat rubber roof, no skylights or lanterns.

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

222393 – Stableview, Newbridge Road, Tiptree CO5 0HZ – Re-use of storage building to create a single dwellinghouse and the demolition of a residential building.

It was **resolved** by a majority that Tiptree Parish Council had **no objection** to this planning application, subject to confirmation that the age of the storage building qualifies it for conversion and that a further garage will not be added to the site.

041/22 **Planning Decisions**

Approval

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

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

221779 – Beaumonts, Grange Road, Tiptree CO5 0UL – Proposed single storey rear extension, changes to the façade and finishes of the house and internal alterations.

221393 – 16 Station Road, Tiptree CO5 0AD – Extension to existing garden outbuilding for use as annexe.

221814 – Hillside, Bull Lane, Tiptree CO5 0BE – Proposed garage for approved dwelling.

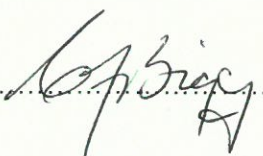
The Committee **received** and **noted** these decisions from CBC.

042/22 **Date of next meeting**

The next Planning Committee meeting will be held on Tuesday 1st November 2022.

There being no other business the meeting closed at 7.44 pm.

Signed.....



Date.....

1/11/22