

TIPTREE PARISH COUNCIL



MINUTES OF PLANNING COMMITTEE MEETING

A meeting of the Planning Committee took place on Tuesday 6th September 2022 at 7.01 pm in the Small Hall, Community Centre, 1a Caxton Close, Tiptree

Councillors present: C Bigg (Chairman) S Allen-Shepherd
E Birkin J Greenwood
D Webb

Also in attendance – Clerk to the Council and Deputy Clerk to the Council

026/22 **Apologies for absence**

There were apologies for absence from Cllrs M Maund and S Redgewell.

027/22 **Declarations of interest**

There were no declarations of interest.

028/22 **Public questions**

There were no public questions.

029/22 **Minutes**

The minutes of the meeting held on 2nd August 2022 were proposed, seconded and unanimously agreed as a correct record and therefore signed by the Chairman.

030/22 **Chairman's Announcements**

The Chairman reported that:

- a) Confirmation had been received from Colchester Borough Council (CBC) that the six planning applications (**222015 – 222020**) for new public footpaths had been incorrectly issued for consultation and therefore would not require discussion at the meeting. The applications would be considered at the Full Council Meeting in November and any comments submitted to Essex County Council (ECC).
- b) An objection had been submitted to the Planning Inspectorate in respect of the appeal for development at Brook Meadows (**202604**).
- c) An appeal had been lodged against CBC for refusal of planning permission for two detached bungalows at Hazelmere, Chapel Lane (**220018**).
- d) Due to his retirement in November, members should now consider a potential successor.

031/22 Planning Applications

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

221083 – 3 Station Road, Tiptree CO5 0AJ – Outline application for a proposed new dwelling to the rear of existing dwelling (all matters reserved) – new description and revised plan).

An **objection** was submitted on the grounds of the addition of a dwelling to the site would remove amenity space and lead to over-development of the site.

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

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

212092 – Revellers Farm, Kelvedon Road, Tiptree CO5 0LU – Stationing of four caravans in association with the existing use of the site (resubmission of 202007).

An **objection** comment was submitted as follows:

'Tiptree Parish Council **objects** to the amended planning application as the proposal is for the siting of five caravans plus a washroom as opposed to the description which states that the application is for the stationing of four caravans. We feel that this could lead to confusion in the future, as should permission be granted, the planning application description remains incorrect.

We would like to emphasise our original comments regarding consideration of the recommendations of Environmental Protection to ensure satisfactory provision for sewage disposal, including future monitoring by Building Control.'

Cllr Allen-Shepherd raised an issue of possible delays in planning applications being entered on the CBC planning portal and their subsequent issue for consultation. Deputy Clerk to check portal to ensure all planning applications are included prior to issue of future agendas. Additionally, Cllr Allen-Shepherd requested receipt of the weekly summary of planning applications in word format rather than PDF.

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.

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

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

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

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

It was **resolved** that the Parish Council would submit an **objection** as the proposed drop kerb would be located between a junction with a main road and a roundabout on a busy stretch of road thus causing highways safety issues associated with poor visibility splays. The development was designed with one access road serving all the properties and therefore the proposal was unnecessary and out of keeping with the design.

222174 – Bromley House, Kelvedon Road, Tiptree CO5 0LJ – Proposed cartlodge extension to garage and new oak framed porch to house.



