

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 5th August at 18.45 in the Small Hall, Tiptree Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

Councillors Present: Cllr J Greenwood - **Chair** Cllr S Allen-Shepherd – **Vice Chair**
Cllr A Girling Cllr M Hatton
Cllr D Webb

Also in attendance: The Deputy Clerk to the Council, Cllr A Peck and two members of the public.

032/25 **Apologies for absence:**
There were no apologies.

033/25 **Declarations of interest:**
There were no declarations of interest.

034/25 **Chairs Announcements:**
There were no Chair announcements.

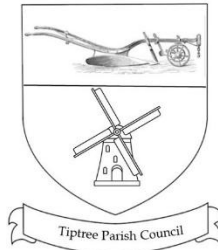
035/25 **Minutes of Previous Meetings:**
The minutes of the Planning and Highways meetings held on 1st July 2025, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

036/25 **Public questions:**

1. Update on Zebra crossing and the provision of real time information boards and bus stop upgrades from S106 Nine Acres
2. Land opposite Wilkin Factory
3. Linking Agreement – can allotment interested parties be provided with an update on the situation

037/25 **Clerks Update**
Church Road Resurfacing – the blockages of the storm drains has now been escalated to Cllr Kevin Bentley as there has been no response from Cllr Jon Simmons.

Local Plan – Possible future agenda item relating to Neighbourhood Plan.



Nine Acres S106 – An email has been sent to Essex Highways & Cllr Bentley to support the provision of a zebra crossing from the S106 funds, advising of the intention for a nursery to be built on land opposite Wilkin & Co factory, which will cause increased vulnerable footfall across the carriageway. Additionally funds from the S106 Nine Acres for upgrades to the two bus stops at the bottom of Church Road has now taken place and is with Essex Highways. Tiptree Parish Council are awaiting a consultation with Essex Highways to agree how best to focus the upgrades.

038/25 **Bus Transport Update from Cllr Peck & to discuss siting for Information Displays**
The summertime table is now in effect for Tiptree buses. There is a new scheme for potential real time information boards for bus stops within Tiptree. This needs following up. The DigiGO Bus which runs largely around Chelmsford has been expanding can be accessed via Braintree interchange.

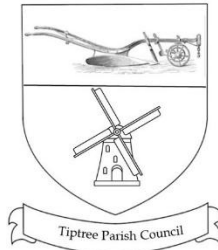
039/25 **Planning Application**

251306 - Buttercupfields, Grange Road, Tiptree Colchester CO5 0UH. Construction of general purpose agricultural storage building - Hay straw and machinery. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections subject to the Highways recommendations and the structure not being converted into a private dwelling house at a later date.

251392 - 12 Francis Close, Tiptree Colchester CO5 0BT. Notification for prior approval for a proposed single storey rear extension extending 3.71 metres beyond the rear wall of the original dwelling, with a maximum height of 3.65 metres, and eaves height of 2.53 metres. After discussion it was proposed, seconded and unanimously **Resolved** that TPC objects due to the depth of the extension at 3.71m, full planning permission should be sought.

251345 - Stoney Creek, 1 Spring Road, Tiptree Colchester CO5 0BD. Demolition of existing single storey flat roof Garage and replacement enlarged side extension with pitch roof and fenestration changes. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections subject to the replacement of the trees.

251357 - Aboukir, Maypole Road, Tiptree Essex CO5 0EJ. Application for approval of reserved matters following outline approval 231572. Planning 250862 refused. After discussion it was proposed, seconded and unanimously **Resolved** that as condition had now been met, TPC had no objections.



251423 - Revellers Farm, Kelvedon Road, Tiptree Colchester CO5 0LU. Stationing of 4 Caravans in association with existing use of site. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections subject to the infrastructure in relation to sewerage being able to cope.

251529 - 12 Townsend Road, Tiptree Colchester CO5 0ND. Construct new single storey side extension with lean to roof over. 250993 double story with pitch roof refused. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.

040/25 **Planning Appeals**

The following was noted by the committee:

240421 – 94 Maldon Road CO50BN. Bloor development. TPC objected. CCC – Appeal Dismissed.

041/25 **Planning Decisions**

There following were noted by the committee:

Approve – Conditional

250621 - 7 Carolina Way, Tiptree, Colchester, CO5 0DW. Proposed double-storey side extension with pitched roof. New fenestrations. TPC no objections.

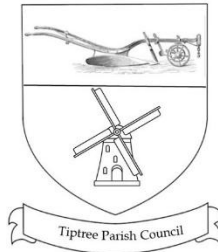
250863 - 3 Station Road, Tiptree, Colchester, CO5 0AJ. Application for variation of condition 3 following grant of planning. TPC objected to the loss of parking spaces.

250983 - 55 Anchor Road, Tiptree, Essex, CO5 0AP. Erection of single storey rear extension with flat roof. TPC had no objections.

250625 - 9 Gorse Lane, Tiptree, Essex, CO5 0AH. Double story rear extension including roof solar panel Ground extension. TPC no objections.

CC/COL/39/25 – Tiptree Library, Rectory Road. Installation of air source heating plant and solar pv, new roof finish and replacement windows and doors. TPC no objections.

251170 - Kerigra, 15 Gorse Lane, Tiptree, Essex, CO5 0AH. Proposed Single Storey Rear and Side Extensions and Proposed Front. TPC objected.



Planning Refused

250993 - 12 Townsend Road, Tiptree, Essex, CO5 0ND. Construct new two storey side extension with pitched roof over to match existing. TPC no objections.

251039 - Bull Lane, Tiptree, Colchester. Full planning application for Custom and Self-Build Dwelling. TPC objected.

042/25 Nine Acres Linking Agreement

After discussion it was proposed, seconded and unanimously **Resolved** to accept the revised Linking Agreement.

043/25 Tiptree Heath FC – Land adjacent Pods Wood – seeking permission to build club house on land they lease from us.

After discussion it was proposed, seconded and unanimously **Resolved** to provide permission in principle subject to sight of planning outline.

044/25 Anchor Road – review statistics document

After discussion it was proposed, seconded and unanimously **Resolved** to agree the statistics document.

Cllr A Peck left the meeting.

045/25 To agree widening publicity for Newbridge Road Petition

Posters have been distributed. After discussion it was proposed, seconded and unanimously **Resolved** to launch a social media campaign and email local schools to link to their newsletters to parents. These will be passed to Communications officer.

046/25 Duck Pond zebra crossing

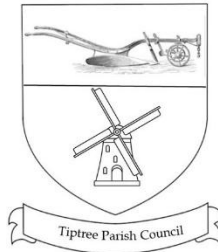
The public campaign is continuing to gather support. Cllr Allen-Shepherd will continue to further on behalf of TPC and Cllr Greenwood will contact Cllr Calverley to take forward with Colchester City Council.

047/25 Elm Farm – Tiptree Boundary discussions

Cllr Greenwood has written to Andrew Weaver. This may require a Governance review.

048/25 Baynards School – request for a zebra crossing or lollipop person

This item was deferred to next months meeting. Cllr Allen-Shepherd advised that at appeal the Planning Inspector stated a footpath should be provided along Kelvedon Road & a zebra crossing. Enquiries will be made of the S106 for Scarlett Mews and or via Karen Syrett for more information.



049/25 **VAS – quotations**

Quotations were discussed. Cllr Hatton will review in more detail and refer back to committee.

050/25 **Consideration for a further sub committee – to Discuss Highways Projects**

After discussion it was proposed, seconded and unanimously **Resolved** to create short term working group for each project as it arises. Terms of Reference will be needed.

051/25 **Financial Review**

Due to software issue with Rialtus, this will be provided at the next meeting.

052/25 **The Chair closed the meeting at 20.39**

Date of next meeting is Tuesday 2nd September.

Signed

Date: 2nd September 2025