

Minutes of Planning and Highways Committee Meeting

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

Councillors Present:

Cllr A Girling
Cllr D Webb

Cllr S Allen-Shepherd – ***Vice Chair***
Cllr M Hatton

Also in attendance: The Clerk and Deputy Clerk to the Council, Colchester City Councillor Calverley

018/25 Apologies for absence:

Apologies were received from Cllr Greenwood

019/25 Declarations of interest:

There were no declarations of interest.

020/25 Chairs Announcements:

NEPP response – They received a good response from local residents to the consultation. A good number in support as well as a fair number of objections. Many of the objections were related to the lines being red rather than yellow. To compromise and satisfy some of the objections it has been decided to red line both ends of Anchor Road but yellow line the junctions along the road itself. Cllr Allen-Shepherd had queried with NEPP if there is leeway on Coriander Road as the site lines at this junction are particularly restricted.

021/25 Minutes of Previous Meetings:

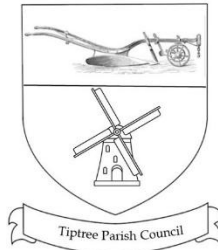
The minutes of the Planning and Highways meetings held on 3rd June 2025, were proposed, seconded, and **Resolved** by majority as being an accurate record and duly signed.

022/25 Public questions:

There were no questions from members of the public.

023/25 Clerks Update

Tiptree Streetlights – Cost confirmed for the lamp signage and order placed.



024/25 **Planning Applications**

The following were discussed by the committee:

CC/COL/39/25 – Tiptree Library, Rectory Road, CO50SX. Installation of air source heating plant and solar pv, new roof finish and replacement windows and doors. CCC made 'No Comment'. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.

251170 - Kerigra, 15 Gorse Lane, Tiptree Essex CO5 0AH. Proposed Single Storey Rear and Side Extensions and Proposed Front Porch. After discussion it was proposed, seconded and unanimously Resolved that TPC objected to this due to over development of site. Also concerns were noted that the additional hard standing should be porous, as the area is known to flood.

025/25 **Planning Appeals**

There were no planning appeals.

026/25 **Planning Decisions**

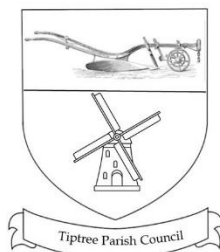
There following were noted by the committee:

Approve – Conditional

250620 - 54 Chapel Road, Tiptree, Colchester, CO5 0RD. Two storey side & rear extension & single storey rear extension. TPC had no objection, subject to suitable restrictions to builders traffic for Wood View and consideration to bin store/collection from Wood View.

250707 - 1 Tew Close, Tiptree, Essex, CO5 0RW. Demolition of existing conservatory. Proposed single storey rear and side extension. TPC had no objection.

250719 - 74 Anchor Road, Tiptree, Essex, CO5 0BS. Side and rear extension to form new ground floor disabled access. TPC no objection.



Planning Refused

250730 - 10 Salis Close, Tiptree, Essex, CO5 0FP. Replacement of windows on the property and a single window on the garage. TPC had no objection.

250866 - Kumusha, Vine Road, Tiptree, Essex, CO5 0LT. Proposed first floor extension to form additional bedrooms, with the removal of the existing lean to roof and internal alterations. TPC no objections

250862 - Aboukir, Maypole Road, Tiptree, Colchester, CO5 0EJ. Application for approval of reserved matters following outline approval 231572 - new detached bungalow. TPC objected.

027/25 Nine Acres S106 Bus Shelter Upgrades:

Essex Highways have now agreed that Crest Nicholson will lodge the sum agreed for this with Essex Highways and they will undertake the work. Clerk to seek consultation with Essex Highways for what is needed.

028/25 To agree the publicity for Newbridge Road

After discussion it was proposed, seconded and unanimously **Resolved** to use the poster and petition literature.

029/25 To review and agree the Terms of Reference for Committee

After discussion it was proposed, seconded and unanimously **Resolved** to agree the Terms of Reference after slight amendment.

030/25 Financial review

The report was noted by the committee.

031/25 The Chair closed the meeting at 19:26

Date of next meeting is Tuesday 5th August.

Signed

Date: 5th August 2025