

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 2nd September 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 M Hatton
Cllr D Webb

Also in attendance: The Clerk and Deputy Clerk to the Council, Communications Officer plus two members of the public.

053/25 **Apologies for absence:**
Apologies were accepted from Cllr Girling.

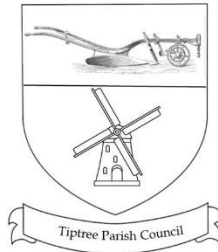
054/25 **Declarations of interest:**
There were no declarations of interest.

055/25 **Chairs Announcements:**
There were no Chair announcements.

056/25 **Minutes of Previous Meetings:**
The minutes of the Planning and Highways meetings held on 5th August 2025, were amended at 046/25 to include “Cllr Allen-Shepherd will continue to further on behalf of TPC, this includes contacting Cllr Bentley to see if he is taking an appeal forward and also following up with Passenger Transport Infrastructure about repositioning the bus stops.”. It was then proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

057/25 **Public questions:**

1. In support of the zebra crossing from S106 Nine Acres, can TPC write to Highways regarding the hopeful installation of a nursery and the resulting increase in traffic in the area.
2. Previously told all parties had already signed the Linking Agreement but Colchester City Council advised they are waiting for the document to be signed by all parties.
3. What was the date of the meeting on site TPC held with Crest Nicholson.
4. Concerns raised over safety with no zebra crossing or lollipop person for Baynards School across Kelvedon Road. Also the very narrow footpath with encroaching vegetation along Kelvedon Road making it dangerous to traverse safely.



058/25 **Clerks Update**

Essex Highways have confirmed the storm drains along Church Road blocked by the recent tarmac resurfacing works will be cleared.

Nine Acres S106 Bus Stop Upgrades update- Essex Highways have confirmed receipt of the funds from Crest Nicholson in settlement of the S106 payment in relation to upgrades to the bus stops at the bottom of Church Road and agree to meet with TPC to discuss how these funds may best be utilised.

Nine Acres S106 Zebra Crossing – Confirmation was provided that Essex Highways had already been emailed by TPC in relation to the proposed nursery school along Factory Hill as part of there argument for retaining the provision of a zebra crossing. Essex Highways have responded to Cllr Bentley suggesting the zebra crossing was secured initially as part of a bigger picture which did not play out and that as a result a zebra crossing at this location is no longer justified. TPC will investigate the two past S106 submissions for any ‘subject to’ relating to the zebra crossing. It was also confirmed TPC were the first to sign the Linking Agreement and were also of the understanding the document was now with the remaining parties for signature.

059/25 **Baynards School – Request for a zebra crossing (item 15 on the agenda)**

There was no provision within the S106 for Scarlett Mews development for a zebra crossing here, however TPC will look into any S278 agreement.

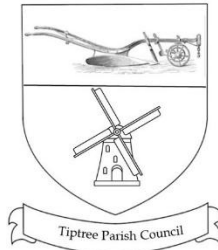
The school will provide figures and data for crossing Kelvedon Road, since arrangements for parents to park on the Florence Park Estate at drop off and collection times to ease congestion at the school gates.

Cllr Allen-Shepherd explained that Local Highways Panel (LHP) are working solely on existing projects currently with no plans to take new projects on board at this time.

After discussion it was proposed, seconded and unanimously **Resolved** that TPC support the need for a zebra crossing at this location.

060/25 **Planning Application**

251679- 2 Ransom Road, Tiptree CO5 0TL. Single Storey rear extension & 2 storey rear & side extension, new double garage structure with demolition of conservatory & existing single garage structure. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.



251686 - 10 Salis Close, Tiptree, CO5 0FP. Replacement of windows on the property and a single window on the rear of garage. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.

251709 & 251710 – The Anchor, Station Road, Tiptree, CO5 0AZ. Retrospective application for retention of a mobile Kebab Van within the carpark. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.

251722 - Maple Tree Cottage, 9c Station Road, Tiptree Colchester CO50AZ. Propose garage conversion to form home office. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objections.

061/25 **Planning Appeals**

The following was noted by the committee:

250636 - Finbar Lodge, Vine Farm Lane, Tiptree. Two storey side extension. TPC no objections, CCC refused – gone to appeal

241799 - 4 Thyme Road, Tiptree, Essex. Replacement of an existing fence at the rear of the property with a new like for like fence. TPC had no objection. Appeal upheld.

062/25 **Planning Decisions**

There following were noted by the committee:

Approve – Conditional

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. TPC objected commenting it should be put forward for planning permission.

251357 - Aboukir, Maypole Road, Tiptree CO5 0EJ. Application for approval of reserved matters following outline approval 231572. TPC had no objection.

Planning Refused

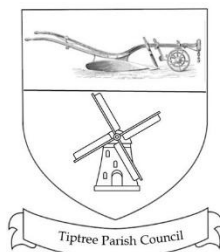
None

063/25 **Bus Transport Update from Cllr Peck**

There was no update.

064/25 **Base Station upgrades to Telecoms at Tiptree Fire Station**

This was noted.



- 065/25 **Total Highways Projects spreadsheet update**
After discussion it was proposed, seconded and unanimously **Resolved** for the spreadsheet to be reviewed by the working group.
- 066/25 **Consultation in Tiptree and Tiptree Action Plan**
After discussion it was proposed, seconded and unanimously **Resolved** to work towards Consultation with the community of Tiptree and to take this to Full Council.
- 067/25 **RTPI consideration**
After discussion it was proposed, seconded and unanimously **Resolved** to put the following stops forward by email to Tucha and Sonya of Essex Passenger Transport:
- Maypole Road at Windmill Green and on the opposite side at Thurstable School.
 - Church Road at St Luke's and on the opposite side at The Centre
- 068/25 **VAS Update**
After discussion it was proposed, seconded and unanimously **Resolved** for the Clerk to obtain a firm quotation for the Evolis Solar Mobile unit with connectivity for data, plus costs to remove and dispose of old unit as detailed in the attachment to email dated 31st August 2025.
- 069/25 **Financial Review**
Noted.
- 070/25 **The Chair closed the meeting at 19.34**
Date of next meeting is Tuesday 7th October.

Signed

Date: 7th October 2025