

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 7TH October 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 D Webb

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

071/25 **Apologies for absence:**
Apologies were accepted from Cllr Hatton.

072/25 **Declarations of interest:**
There were no declarations of interest.

073/25 **Chairs Announcements:**
There were no Chair announcements.

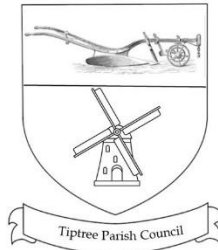
074/25 **Minutes of Previous Meetings:**
The minutes of the planning and Highways meetings held on 2nd September 2025, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

075/25 **Public questions:**

1. In relation to the Grove Lake zebra crossing; the outcome of a recent meeting held with senior members of Colchester City Council (CCC) and Essex Highways (EH) was the suggestion Tiptree Parish Council (TPC) may be willing to fund a traffic survey to support this project.
2. Objection to dismissal of Condition 23 – Land north of Factory Hill, Nine Acres

076/25 **Clerks Update**

- **Baynards School Crossing**
Data is now to hand from the school relating to volumes in regards pupils attending the school, with further data to follow. Document relating to the development of Land Adjoining The Gables, known at Scarlett Mews estate, S278 (document: 22-956-DR-CE-2002-F(002)) has established that the developers are providing 3 uncontrolled pedestrian crossing points;



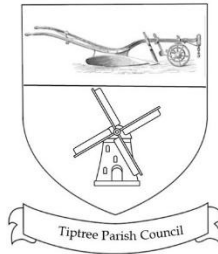
- I. Just north of Kelvedon/Oak Road junction
- II. Across Oak Road just past the junction with Kelvedon Road
- III. Across Kelvedon Road, near Baynards school

This will provide a safer means of crossing Kelvedon Road by the provision of an island in the centre of the road.

- TPC owned streetlight ID plate has been completed, apart from a handful of units.
- RTPI-Request was emailed to Intelligent Travel Information Development Manager Tucha Osborne and Passenger Information Manager Sonya Sparks to register Tiptree's interest in being considered for the coming years plans to install these at the 4 bus stops identified and listed in Minutes 067/25.
- Update from Cllr Bentley relating to ECC streetlight Unit 11 near Asda, this is scheduled for a new electrical service during this financial year
- **Duck Pond Crossing**
 - I. Colchester City Councillor was unavailable to give an update on outcome of meeting with senior CCC, EH members or details of who was in attendance.
 - II. Local Highway Panel (LHP) update – as a result of Devolution Cllr Allen-Shepherd reports, that sadly, no new schemes are being added or considered for the foreseeable future.
 - III. Update from Cllr Allen-Shepherd from her meeting with Essex Passenger Transport Infrastructure team. They have noted TPC interest in a scheme we can apply for when new funding is available in the new year, to remodel the whole area of Church Road near Asda's, including repositioning of bus stop and dropped kerbs.

077/25 **Planning Application**

251838 - Edelweiss, 70 Grove Road, Tiptree CO5 0JJ. Demolition of existing office/storage space, first floor extension, replacement roof to single storey elements to an adults care home with special needs use class C2. After discussion it was proposed, seconded and unanimously Resolved that TPC were unable to make a decision on this application due to a lack of information in relation to the intended number of employees, which would dictate the parking requirements, also a lack of defined parking within the planning application, only reference is show on one image on the plan. Concerns were also raised regarding the lack of provision for pedestrians (i.e. pavement) for the intended wheelchair users of the resulting establishment to leave or access the plot.



251853 - land north east of, Factory Hill, Tiptree. Application to vary condition 23 of planning permission 130245 - omission of third bullet point (a zebra crossing in Factory Hill) from the condition. After discussion it was proposed, seconded and unanimously **Resolved** that TPC question the validity of this planning application. The drawing/location plan 1400-P100 submitted 01/09/2025 is dated January 2013 and was subsequently revised many times. It does not show the current placement for the crossing. TPC object to the dismissal of Condition 23 for a variety of reasons and will keep Cllr Bentley appraised.

Plans Revised

251679 - 2 Ransom Road, Tiptree Colchester CO5 0TL. Reduction in height of extension from 2 storey to single storey. TPC had no objection 02/09/2025. After discussion it was proposed, seconded and unanimously **Resolved** that TPC had no objection.

078/25 **Planning Appeals**

The following was noted by the committee:

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-CCC refused.

079/25 **Planning Decisions**

There following were noted by the committee:

Approve – Conditional

251345 – Stoney Creek, 1 Spring Road, Tiptree CO5 0BD. Demolition of existing single storey flat roof Garage and replacement enlarged side extension with pitch roof and fenestration changes. TPC had no objection.

251529 - 12 Townsend Road, Tiptree Colchester CO5 0ND. Construct new single storey side extension with lean to roof over. TPC had no objection.

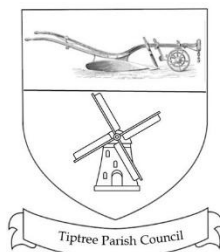
251686 - 10 Salis Close, Tiptree Colchester CO5 0FP. Replacement of windows on the property and a single window on the rear of garage-replaces 250730. TPC had no objection.

Planning Refused

250435 - Maldon Road, Tiptree. Outline planning permission (all matters reserved, except for access). TPC objected.

080/25 **Bus Transport Update from Cllr Peck**

There was no update.



081/25 **LHP update from Cllr Allen-Shepherd**

The ECC bus shelter roll out is being provided by an advertising company, so rural areas, such as Tiptree being unlikely to generate much revenue for the advertising company are unlikely to qualify. A new initiative 3 Parking Rule, is encouraging school run drivers to use care, consideration and caution when parking and promoting the use of walking, scooting and cycling to school. A hiatus is expected from ECC projects as a result of the current devolution plans in motion.

082/25 **Love Your Bus meeting update from Cllr Allen-Shepherd**

Grants are available to improve bus services. Up to three projects could be funded. This update was emailed to councillors in advance. Application due by March 2026. After discussion it was proposed, seconded and unanimously Resolved to ask all councillors for suggestions on which bus services may be improved and how. Results to be discussed and considered at next meeting.

083/25 **Total Highways Projects spreadsheet update**

After discussion it was proposed, seconded and unanimously **Resolved** that;

- a) TPC will apply for the traffic survey in consideration of a zebra crossing near Asda.
- b) Cllr Allen-Shepherd raised a concern that pavements need looking at.
- c) Refer back to Cllr Bentley the broken post at double mini roundabout.
- d) The report was accepted.

084/25 **VAS quotation and update**

After discussion it was proposed, seconded and unanimously **Resolved** to accept the quotation for the VAS with the remote connectivity option. As no budget has been allocated for this under Planning & Highways it will appear on the Full Council agenda for authorisation of spend. Safe removal and disposal of the old equipment is being researched.

085/25 **Financial Review**

Noted.

086/25 **The Chair closed the meeting at 20:19**

Date of next meeting is Tuesday 4th November.

Signed

Date: 4th November 2025.