



Planning & Highways Committee Meeting Agenda

Membership: Cllr J Greenwood
Cllr A Girling
Cllr D Webb

Cllr S Allen-Shepherd
Cllr M Hatton

You are hereby summoned to a meeting of the Planning & Highways Committee to be held on Tuesday 4th November at 18.45 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

Ross Gurney
Clerk to the Council
29th October 2025

1. **Apologies for Absence** For Receipt
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting – 7th October 2025** For Approval
5. **Public Questions:** The Chair will invite questions from members of the public concerning items on the agenda (max 3 mins per person)
6. **Clerks Update** For Receipt
 - **Footpath along Kelvedon Road**
Current position of arrangements under the Amenities Committee
 - **Linking Agreement Update – email dated Monday 20th October from John Miles**
 - **VAS & Traffic Survey for Church Road near Asda**
Both are on the agenda for Full Council to approve payments where they will be costed to. Also require a What3Word reference for exactly where the traffic survey is required.

In accordance with The Data Protection Act 2018 all attendees of the meeting are hereby notified that the meeting will be recorded as an aide memoire for the clerk when compiling the minutes.

The recordings are held securely and are deleted after the resolution that the minutes are a true and correct record. Members of the public should be aware that being present at a meeting of the Council or one of its committees or sub-committees will be deemed as the person having given consent to being recorded (photograph, film, or audio recording) at the meeting, by any person present. A person or persons recording the parish meeting are reminded that the "Public Session" period may not be part of the formal meeting and that they should take legal advice for themselves as to their rights to make any recording during that period.

TIPTREE PARISH COUNCIL

- **Clarification that damaged post outside the Factory Shop on the mini roundabouts is a Give way sign and not a lamp post**
- **Planning Application 251853-removal of Condition 23 relating to the provision of a zebra crossing at Factory Hill**
Update on TPC submission of objection and email from Cllr Bentley dated 23rd October 2025 (Colchester City Councillors copied in).
- **Barbrook Lane – Damage to kerbs by construction traffic during Bloor Homes development**
Essex Highways dismissed the damage as low priority so Cllr Bentley's assistance was enlisted to ensure Bloor Homes take responsibility for the resulting kerb damage. A very positive response from Cllr Bentley (see email dated 28/10/2025)

7. **Planning Application**

For Decision

252122 - 13 The Centre, New Road, Tiptree CO5 0HF. Single-storey first floor rear extension and change of use of first floor for staff flat. Internal and external alterations.

<https://www.colchester.gov.uk/wampd/?id=252122>

252092 - Land west of, Priory Road, Tiptree. Application for permission in principle for erection of a single dwellinghouse (self build).

<https://www.colchester.gov.uk/wampd/?id=252092>

252127 - Wilkin And Sons Ltd, Factory Hill, Tiptree CO5 0RF. Application for prior notification of agricultural or forestry development - water storage tank, ponds and concrete roadway.

<https://www.colchester.gov.uk/wampd/?id=252127>

252211 - 7 Morley Road, Tiptree CO5 0AA. Single storey rear extension and removal of two chimney stacks (following demolition of extensions).

<https://www.colchester.gov.uk/wampd/?id=252211>

252337 - Barn west of, Pennsylvania Lane, Tiptree Colchester. COU Agricultural buildings to residential dwellinghouses (2).

<https://www.colchester.gov.uk/wampd/?id=252337>

8. **Planning Appeals**

For Receipt

250636 - Finbar Lodge, Vine Farm Lane, Tiptree. Two storey side extension. TPC had no objection. Appeal dismissed.

TIPTREE PARISH COUNCIL

9. **Planning Decisions** For Receipt
- Approve – Conditional**
- 251722** – Maple Tree Cottage, 9c Station Road, Tiptree Colchester CO50AZ. Propose garage conversion to form home office. TPC had no objection.
- 251679** - 2 Ransom Road, Tiptree, Colchester, CO5 0TL. Single Storey rear extension & 2 storey rear & side extension, new double garage structure with demolition of conservatory & existing single garage structure. TPC had no objection.
- 232079** - Land north of, Factory Hill and East of Honey Lane, Tiptree. Provision of public open space and allotments in connection with the adjacent residential development. ***** ADDITIONAL INFORMATION RECEIVED*****. Linking Agreement.
- Planning Refused**
- 251709** - The Anchor, Station Road, Tiptree CO5 0AZ. Retrospective application for retention of a mobile Kebab Van within the carpark. TPC had no objection.
- 251838** - Edelweiss, 70 Grove Road, Tiptree Colchester 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. TPC we unable to comment due to a lack of information.
10. **Cllr Peck to join the Planning & Highways committee** For Discussion and Decision
11. **Bus Transport Update from Cllr Peck** For Receipt
12. **Discuss Planning & Highways budget to go to Policy & Finance** For Discussion and Decision
To include on going VAS subscription costs (£200 biannually), Bus stops, Street Furniture, Street Surveys etc
13. **Love Your Bus** For Discussion and Decision
Discuss responses from all Councillors
14. **Total Highways Projects spreadsheet** For Discussion and Decision
Taking projects forward
15. **Colchester City Council – Local Plan email 15/10/2025** For Discussion and Decision
16. **Condition 23 Land to the North of Factory Hill- crossroad widening** For Discussion
Email 17/10/2025

TIPTREE PARISH COUNCIL

- | | |
|--|-----------------------------|
| 17. Concerns raised by member of public in relation development works on Factory Hill/Brook Road next door to Brook Hall. | For Discussion and Decision |
| 18. Appleford Bridge | For Discussion and Decision |
| 19. Financial review - to review spend to date noting budget targets | For Receipt |
| 20. Chair to close the meeting. Next meeting 4 th November 2025 | To Note |