



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 7th October at 18.45 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

Ross Gurney
Clerk to the Council
1st 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 – 2nd September 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
 - **Baynards School crossing**
Figures and data from the school are still awaited.
S278 (document: 22-056-DR-CE-2002-F(002)), as part of the development at Land Adjoining The Gables, the developers are providing 3 uncontrolled pedestrian crossing points;
 - I. Just north of Kelvedon/Oak Road junction
 - II. Across Oak Road
 - III. Kelvedon Road, near Baynards School

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

- **TPC owned streetlight ID tagging**

Apart from a handful of tags, these are now in place and have already prompted one report to the office of an issue. It is great to see they are working.

- **RTPI**

Intelligent Travel Information Development Manager Tucha Osborne and Passenger Information Manager Sonya Sparks were emailed 15/09/2025 to register Tiptree's interest in being considered for the coming years plans to instal these at the 4 bus stops identified and listed in Minutes 067/25.

- **Church Road streetlight faults**

Update from Cllr Bentley, Unit 11 near Asda is scheduled for a new service during this financial year.

- **Duck Pond Crossing**

- I. Colchester City Councillor update on outcome of meeting on the subject and any agreements/actions reached.
- II. Local Highway Panel (LHP) update – as a result of Devolution Cllr Allen-Shepherd as TPC representative on the LHP, reports that sadly, no new schemes are being added or considered for the foreseeable future.
- III. Update from Cllr Allen-Shepherd from Essex Highways relating to potentially remodelling the Duck Pond bus stops.

7. Planning Application

For Decision

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.

<https://www.colchester.gov.uk/wampd/?id=251838>

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.

<https://www.colchester.gov.uk/wampd/?id=251853>

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.

8. Planning Appeals

For Receipt

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.

TIPTREE PARISH COUNCIL

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| 9. <u>Planning Decisions</u> | For Receipt |
| <u>Approve – Conditional</u> | |
| 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. | |
| <u>Planning Refused</u> | |
| 250435 - Maldon Road, Tiptree. Outline planning permission (all matters reserved, except for access). TPC objected. | |
| 10. Bus Transport Update from Cllr Peck | For Receipt |
| 11. LHP update from Cllr Allen-Shepherd | For Receipt |
| 12. Love Your Bus meeting update from Cllr Allen-Shepherd | For Discussion and Decision |
| 13. Total Highways Projects spreadsheet update | For Discussion and Decision |
| 14. VAS quotation and update | For Discussion and Decision |
| 15. Financial review - to review spend to date noting budget targets | For Receipt |
| 16. Chair to close the meeting. Next meeting 4 th November 2025 | To Note |