



Planning & Highways Committee Meeting Agenda

Membership: Cllr J Greenwood
Cllr A Girling
Cllr A Peck

Cllr S Allen-Shepherd
Cllr M Hatton
Cllr D Webb

You are hereby summoned to a meeting of the Planning & Highways Committee to be held on Tuesday 2nd December at 18.45 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

Ross Gurney
Clerk to the Council
26th November 2025

1. **Apologies for Absence** For Receipt
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting** – 4th November 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
 - **Planning Application 161859-Brook Hall Cottages**
Breach of Condition 6 is with the Enforcement Team
7. **Planning Application** For Decision
252143 - Poultry Farm, Bull Lane, Tiptree. Application to determine if prior approval is required for a proposed: Erection of a Building for Agricultural use. The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 6 - Hay, straw and machinery. CC states appears to be permitted development.
<https://www.colchester.gov.uk/wampd/?id=252413>

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

252478 - land rear of, 117 Maldon Road, Tiptree CO5 OPG. Demolition of existing builder's yard and replacement with new self build dwelling with associated private amenity space, parking, access and landscaping (revised scheme to application 232525)

<https://www.colchester.gov.uk/wampd/?id=252478>

8. **Planning Appeals** For Receipt
- 250866** - kumusha, Vine Road, Tiptree Essex CO5 OLT. Proposed first floor extension to form additional bedrooms, with the removal of the existing lean to roof and internal alterations. TPC no objection, CC refused. Appeal Allowed
9. **Planning Decisions** For Receipt
- Approve – Conditional**
- 231368** – Land at Elms Farm, Messing Road, Tiptree, Colchester, CO5 OES. Outline planning application for 200 no. residential dwellings, a new vehicular access on to Colchester Road (B1022), community land, allotments, public open space, and associated works. TPC had no objection.
- 251423** - Kelvedon Road, Tiptree, Colchester, CO5 OLU. Stationing of 4 Caravans in association with existing use of site. TPC had no objection.
- 252127** - Wilkin And Sons Ltd, Factory Hill, Tiptree, Colchester, CO5 ORF. Application for prior notification of agricultural or forestry. TPC had no objection.
- Planning Refused**
- 252092** - Priory Road, Tiptree, Colchester. Application for permission in principle for erection of a single dwellinghouse (self build). TPC no objection.
10. **Bus Transport Update from Cllr Peck** For Discussion and Decision
- Love your Bus - Potential projects
- I. First Bus, no concessionary bus to Colchester between 9:00 & 10:00
 - II. Lack of capacity to return from Colchester between 15:00 & 16:00
 - III. Restoration of late night return from Colchester after end of cinema/theatre
 - IV. Konnect bus and railway stops to make their location clearer, particularly in light of Tiptree expansion
- RTI Update
11. **Update from Cllr Tom Cunningham-Members Highway Initiative** For Discussion and Decision
- Next submission window 5th January 2026
12. **Costings for clean up Kelvedon Road and input on letter to be forwarded to ECC** For Discussion and Decision

TIPTREE PARISH COUNCIL

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| 13. VAS
Update - Discuss settings | For Discussion
and Decision |
| 14. Survey for potential zebra crossing at Asda | For Discussion
and Decision |
| 15. Newbridge Road petition outcome
Agenda ideas for meeting with Cllr Cunningham | For Discussion
and Decision |
| 16. Financial review - to review spend to date noting budget targets | For Receipt |
| 17. Chair to close the meeting. Next meeting 6 th January 2026 | To Note |