

## **Minutes of Planning and Highways Committee Meeting**

A meeting of the Planning and Highways Committee took place on Tuesday 2<sup>nd</sup> December at 18.46 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  
Cllr Hatton

Also in attendance: The Clerk to the Parish Council and three members of the public

107/25 **Apologies for absence:**  
There were no Apologies.

108/25 **Declarations of interest:**  
No Declarations of interests were made.

109/25 **Chairs Announcements:**  
The Chair announced that there are two consultations running at the moment:

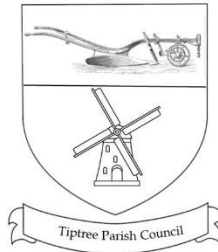
- The Local Government Reorganisation (LGR). Open till the 11<sup>th</sup> of January 2026.
- Colchester City council's Draft local plan regulation 18 opened on Wednesday the 26<sup>th</sup> November 2025.

110/25 **Minutes of Previous Meetings:**  
The minutes of the planning and Highways meetings held on 4<sup>th</sup> November 2025, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

111/25 **Public questions:**  
A member of the public asked questions about the parking down Barbrook Lane outside of Milldene Primary school.

112/25 **Clerks Update**

- **Planning Application 161859-Brook Hall Cottages**  
Breach of Condition 6 is with the Enforcement Team



113/25 **Planning Application**

**252143** - Poultry Farm, Bull Lane, Tiptree. Application to determine if prior approval is required for a proposed: Erection of a Building for Agricultural use. After discussion it was proposed, seconded and unanimously **resolved** that TPC do not object, and have no comment.

**252478** - land rear of, 117 Maldon Road, Tiptree CO5 0PG. Demolition of existing builder's yard and replacement with new self-build dwelling. After discussion it was proposed, seconded and unanimously **resolved** that TPC do not object to this application, and have no comments.

114/25 **Planning Appeals**

**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 objection, CC refused. Appeal Allowed.

115/25 **Planning Decisions**

**Approve – Conditional**

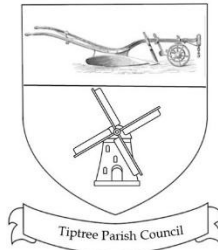
**231368** – Land at Elms Farm, Messing Road, Tiptree, Colchester, CO5 0ES. Outline planning application for 200 no. residential dwellings, a new vehicular access on to Colchester Road (B1022), community land, allotments, public open space, and associated works. TPC had no objection.

**251423** - Kelvedon Road, Tiptree, Colchester, CO5 0LU. Stationing of 4 Caravans in association with existing use of site. TPC had no objection.

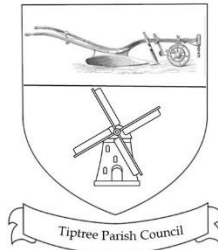
**252127** - Wilkin And Sons Ltd, Factory Hill, Tiptree, Colchester, CO5 0RF. Application for prior notification of agricultural or forestry. TPC had no objection.

**Planning Refused**

**252092** - Priory Road, Tiptree, Colchester. Application for permission in principle for erection of a single dwellinghouse (self-build). TPC no objection.



- 116/25 **Bus Transport Update from Cllr Peck:**  
After discussion about Cllr Peck's report it was proposed, seconded and unanimously **resolved** that as Cllr Peck is not getting a response from First bus regarding a concessionary bus to Colchester between 09:00 and 10:00 or a late night bus returning from Colchester, he may write to infrastructure at Essex County Council to request assistance in this matter.
- Cllrs Peck and Allen-Shepherd will bring the draft list of potential new names for the Tiptree owned bus stops back to the committee in January.
- 117/25 **Update from Cllr Tom Cunningham-Members Highway Initiative**  
Councillors discussed the new Essex highways rolling scheme for notifying needed road repairs, it was proposed, seconded and unanimously **resolved** that Cllr Allen-Shepherd would draft a social media post to promote awareness of the scheme.
- 118/25 **Costings for cleanup Kelvedon Road and input on letter to be forwarded to ECC:**  
After discussion it was proposed, seconded and unanimously **resolved** that the office would draft a letter to Essex Highways to resolve the conflict of information being received by the parish council.
- 119/25 **VAS**  
After discussion it was proposed, seconded and unanimously **resolved** that once the VAS has been installed the device is to record the speed data for the first few weeks and then to show the speed up to a decided speed set by the committee. The display will normally show the speed and a smiley/sad face and will flash to show the urgency of speed reduction at school start and end times.
- 120/25 **Survey for potential zebra crossing at Asda**  
After discussion it was proposed, seconded and unanimously **Resolved** that Tiptree parish council fund the PV2 Survey. The traffic volume survey to be taken at the drop curb to the south of the duckpond and the foot fall survey to cover Church Road from the bus stop at the north corner of the duck pond to the Cut. This survey is to be conducted during a normal working week not during the school holidays, we will also ask for a discount due to the 2016 survey being conducted during the easter holiday.
- 121/25 **Newbridge Road petition outcome:**  
There will be a meeting on the 4<sup>th</sup> of December with Cllr Cunningham. Following this meeting recommendation will be brought back to the committee.
- 122/25 **Financial Review:**  
Was Noted by the committee.



123/25 **The Chair closed the meeting at 19:40**  
Date of next meeting is Tuesday 13<sup>th</sup> January.

Signed ..... Date: 13<sup>th</sup> January 2025.