

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 13th January at 20.16 in the Small Hall, Tiptree Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

Councillors Present: Cllr S Allen-Shepherd-**Chair** Cllr M Hatton
Cllr D Webb Cllr A Peck

Also in attendance: The Clerk to the Parish Council, ten members of the public and Cllr Paul Dundas.

124/25 **Apologies for absence:**

Apologies for absence from Cllr Greenwood and Girling were proposed, seconded, and unanimously accepted as they had prior engagements for this evening.

125/25 **Declarations of interest:**

No declarations of interests were made.

126/25 **Chairs Announcements:**

The Chair announced that:

- A light on the footpath to Tew Close confirmed by Essex County Council as being in their ownership is now on the “tell-us” map to report faults.
- The Chairman attended the LHP meeting where they were told the remaining projects on their list where costing more than expected to complete so the remaining budget would not be allocated to schemes so as to provide a contingency fund for those already approved and there is no clear idea where the next lot of funding will be coming from.
- Staines and Brights will be closing should footfall not increase. Looking at the contribution of a lack of a banking hub and reduced facilities at the post office will be brought back to this committee to consider.
- We will need to arrange a meeting with Essex County Council to discuss Tiptree in the future.

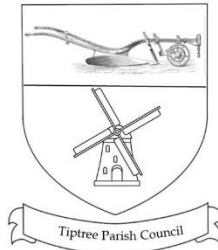
127/25 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meetings held on 2nd December 2025, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

128/25 **Public questions:**

The members of the public asked the following questions:

The first member of the public asked: We have several statements and requests from the parents with children at Baynard’s requesting assistance from a lollypop



person for crossing near the junction of Vine Road to Baynard's. We would like to see how the council can pursue the potential zebra crossing on Kelvedon road as the original documents show it.

Second member of the public stated: I received an update from the Deputy clerk, and the danger is that the Ice cream van was parking between the yellow lines and zigzag lines causing a dangerous situation for the children at the Milldene school. School run parking is still causing a problem.

Third member of the public stated: The topsoil in the application only has 200 mm of Topsoil for replacement of the contaminated soil whereas condition 4 states 600 mm of soil is meant to be put on to the site, and the red line that represents the boundary is in the wrong place on the map.

129/25 **Clerks Update**

The Clerk updated the committee on the Messing boundary meeting.

130/25 **Planning Application**

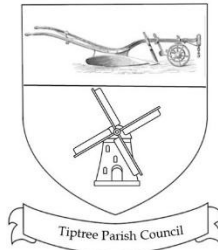
252733 – 3 Elwin Road, Tiptree, CO5. Retrospective application for 2 No Outbuildings. After discussion it was proposed, seconded, and unanimously **resolved** that TPC do not object, and will take the city council's advice.

252691 - Land north of, Factory Hill and East of Honey Lane, Tiptree. Discharge of Condition 4 of Application 232079.

After discussion it was proposed, seconded, and unanimously **resolved** that TPC will object, on failing condition 4 as they are not installing 600 mm of topsoil suitable for growing crops, there is no indication of the removal of the temporary road from the site, the red boundary line is still in the wrong location on the mapping and the plan does not indicate if the contaminated soil that will be left on site is compatible or safe to grow crops in.

131/25 **Planning Appeals**

250435 - Maldon Road, Tiptree, Colchester. Outline planning permission (all matters reserved, except for access); for up to 165 dwellings (including affordable housing), car park; public open space, landscaping, children's play area, sustainable; drainage, infrastructure and all other associated infrastructure. After discussion it was proposed, seconded, and unanimously **resolved** that Cllr Greenwood had permission to draft a letter for the committee with the committee's input and approval required via email.



It was also Approved that Cllr Greenwood would be the nominated person to represent the committee at the Colchester planning meeting on the 27th of January.

132/25 **Planning Decisions**

Approve – Conditional

250108 - Shell Garage, Maypole Road, Tiptree, CO5 0EH. Provision of EVC hub, associated plant and associated works. TPC had no objections subject to suitable fire-retardant fencing. This was not a condition imposed by CCC.

252413 - 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. TPC had no objection.

252211 - 7 Morley Road, Tiptree, Colchester, CO5 0AA. Single storey rear extension and removal of two chimney stacks. TPC had no objection.

Planning Refused

None

133/25 **Bus Transport Update from Cllr Peck:**

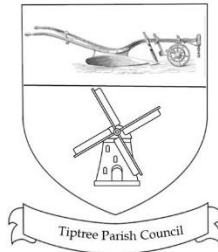
After discussion it was proposed, seconded, and unanimously **resolved** that the clerk would submit the proposed new bus stop names to Essex County Council.

134/25 **Members Highway Initiative:**

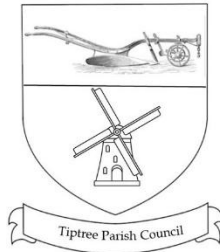
Councillors discussed the new Essex highways rolling scheme for notifying needed road repairs, it was proposed, seconded and unanimously **resolved** that (that was the previous meeting) TPC would forward all the satisfactorily documented reports from residents to ECC, the remaining reports would be located, photographed, and submitted on the new rolling-basis. The resident reporting the pothole in Tolleshunt Knights would be given the information to contact the Heybridge & Tollesbury division and local parish council.

135/25 **Parking and yellow lines at Milldene School:**

After discussion it was proposed, seconded, and unanimously **resolved** that the Clerk is to raise the parking issue to Essex County council and see how we can resolve the issue considering the lack of funding of the LHP.



- 136/25 **Keeping track of planning issues:**
After discussion it was proposed, seconded, and unanimously **resolved** that Cllr Allen-Shepherd would keep a log of the agenda items that this committee has on its agendas to ensure the progress of every item to completion.
- It was also Agreed that the office would keep track of the larger planned development in Tiptree.
- 137/25 **Agreement for final draft of letter to be forwarded to ECC regarding TPC costs for works at Kelvedon Road:**
- After discussion it was proposed, seconded, and unanimously **Resolved** that the committee approved the latest draft of the letter.
- 138/25 **VAS:**
After discussion it was proposed, seconded and unanimously **resolved** that the quote of £984 for the removal of the old VAS and installing the new VAS system was agreed and a recommendation from this committee to request funds from the general reserve would be made to fund this project.
- 139/25 **Survey for zebra crossing at Asda-finalise letter to ECC and potential dates for the survey to be conducted:** After discussion it was proposed, seconded and unanimously **resolved** that the Clerk would send the revised letter asking for a discount to Essex County Council. This survey is to be conducted during a normal working week not during the school holidays from late spring to early autumn.
- 140/25 **Banyards School crossing point:**
After discussion it was proposed, seconded, and unanimously **resolved** that the Clerk is to submit requests to Essex County Council for the provision of a School Crossing Patrol at school arrival and departure times, and for the installation of a zebra crossing at Baynard's School.
- The Clerk shall also write to Colchester City Council's planning department, with Councillor Paul Dundas copied into the correspondence, raising concerns regarding the amendments to the scheme which removed the zebra crossing and the approved line-of-sight drawing.
- 141/25 **Financial Review:**
Was noted by the committee.
- 142/25 **The Chair closed the meeting at 22:11**
Date of next meeting is Tuesday 3rd February.



Signed

Date: 3rd February 2025.