



## **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 13<sup>th</sup> January at 20:15 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

*Ross Gurney*

Ross Gurney  
Clerk to the Council  
7<sup>th</sup> January 2026

1. **Apologies for Absence** For Receipt
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting** – 4<sup>th</sup> 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
  - The boundary meeting with Messing was productive. There is a second meeting scheduled for 4th February.
7. **Planning Application** For Discussion and Decision  
**252733** – 3 Elwin Road, Tiptree, CO5. Retrospective application for 2 No Outbuildings.  
  
**252691** - Land north of, Factory Hill and East of Honey Lane, Tiptree. Discharge of Condition 4 of Application 232079.
8. **Planning Appeals** For Receipt  
**250435** - Maldon Road, Tiptree, Colchester. Outline planning permission (all matters reserved, except for access);for up to 165 dwellings (including

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The recordings are held securely and are normally 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.

56 Church Road, Tiptree CO5 0SU. Tel: 01621 817030

Email: [clerk@tiptreeparishcouncil.gov.uk](mailto:clerk@tiptreeparishcouncil.gov.uk)

[www.tiptreeparishcouncil.gov.uk](http://www.tiptreeparishcouncil.gov.uk)

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affordable housing), car park; public open space, landscaping, children's play area, sustainable; drainage, infrastructure and all other associated infrastructure.

9. **Planning Decisions** For Receipt  
**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
10. **Bus Transport Update from Cllr Peck** For Discussion and Decision  
To discuss renaming Bus Stops
11. **Members Highway Initiative** For Discussion and Decision  
Submissions received to date
12. **Parking and yellow lines at Milldene School** For Discussion and Decision
13. **Keeping track of planning issues** For Discussion and Decision
14. **Agreement for final draft of letter to be forwarded to ECC regarding TPC costing's for works at Kelvedon Road** For Discussion and Decision
15. **VAS** For Discussion and Decision  
Costs for removal and fitting new item
16. **Survey for zebra crossing at Asda-finalise letter to ECC and potential dates for the survey to be conducted** For Discussion and Decision
17. **Banyards School crossing point** For Discussion and Decision
18. **Financial review** - to review spend to date noting budget targets For Receipt

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19. **Chair to close the meeting.** Next meeting 3<sup>rd</sup> February 2026

To Note