

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 3rd February at 20:25 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 Peck Cllr D Webb

Also in attendance: Two members of the public. As the Clerk was on leave and the Deputy Clerk was unwell the meeting proceeded without a Clerk or Deputy.

143/25 **Apologies for absence:**

Apologies for absence from Cllr Girling and Hatton were proposed, seconded, and unanimously accepted.

144/25 **Declarations of interest:**

No Declarations of interests were made.

145/25 **Chairs Announcements:**

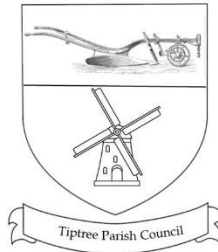
- The Parish Council will be a rule 6 participant in the forthcoming Bloor Homes appeal commencing at 10:00 am on Tuesday 17th March in the Old Library at the Town Hall.
- A letter has been sent to ECC concerning parking issues at Milldene School.
- A letter has been sent to relevant parties about the need to improve the crossing at Appleford Bridge.
- The purchase of a VAS was agreed at Full Council.

146/25 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meetings held on 13th January 2026, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

147/25 **Public questions:**

A member of the public spoke in support of the proposed development at Highlands, Kelvedon Road, requesting that it be 'called in' by the Colchester Councillor and another asked questions about Nine Acres including an apparent discrepancy regarding the boundary of the Public Open Space.



148/25 **Planning Applications**

252050 - Highlands, Kelvedon Road, Tiptree Colchester CO5 0LY. Change of use to land to allow for proposed cemetery / memorial garden and the erection of 6 x 3 bed detached bungalows. (Revised Application). After discussion it was proposed, seconded and unanimously **resolved** that TPC fully support this proposal, considering it to be proportionate development in keeping with the landscape and the proposed cemetery is a desired facility in keeping with the Neighbourhood Plan (Policy TIP10D) and our S106 list **but subject to** resolving management and cost issues associated with the cemetery and clarifying the future use of the former coal yard, ensuring it is an acceptable use in a residential area.

260060 - 9b Station Road, Tiptree Colchester CO5 0AZ. Proposed single storey rear extension. After discussion it was proposed, seconded and unanimously **resolved** that TPC do not object, and have no comment.

149/25 **Planning Appeals**

251838 – Edelweiss, 70 Grove Road, Tiptree Colchester CO5 0JJ. Demolition of existing office/storage space, first floor extension, replacement roof to single storey elements to an adult's care home with special needs use class C2

150/25 **Planning Decisions**

Approve – Conditional

None

Planning Refused

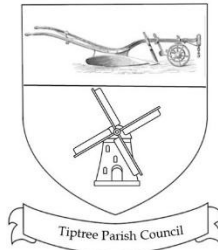
None

151/25 **Bus Transport Update from Cllr Peck**

Cllr Peck advised that there had been no communication from First Bus. It was proposed, seconded and unanimously **resolved** that Cllr Peck draft a letter to Cllr Bentley advising him of the problems and asking him to lobby First Bus and also to ask First Bus for a meeting with Tiptree Parish Council.

152/25 **Potential dates and location for the speed survey on Newbridge Road.** It was proposed, seconded and unanimously **resolved** that the survey should take place between April and June 2026 and should be at a location between Newbridge Farm and Cleghorn's.

153/25 **Potential dates for the PV2 survey to be conducted for the Duck pond crossing.** It was proposed, seconded and unanimously **resolved** that suitable dates would be weeks commencing Sunday 19/4, 10/5, 7/6, 14/6, 21/6 or 28/6 or any date within these weeks spilling into the following week.



- 154/25 **Potential loss of business area (banking, PO, shops and businesses). What can we do to protect our business centre?** It was proposed, seconded and unanimously **resolved** that Cllr Allen-Shepherd should draft a letter to our MP and City councillors pointing out the erosion of Tiptree business centre following bank closures, reduced Post Office service and impending shop closures and seek advice about potential remedies. It was also proposed, seconded and unanimously **resolved** that the Communities and indoor Spaces committee be asked to consider launching a 'shop local' campaign.
- 155/25 **Potential letter to CCC planning office for failing to make TPC aware of [252691](#) Nine Acres allotment soil application.** It was proposed, seconded and unanimously **resolved** that the Deputy Clerk write to CCC planning about this incident and also 260086 Shell Garage EV landscaping proposal asking if there was a reason for the omissions.
- 156/25 **Potential meeting with the Highways Portfolio holder.**
It was proposed, seconded and unanimously **resolved** that Cllr Allen-Shepherd draft a letter to Cllr Mark Platt inviting him to visit Tiptree and meet with Councillors to discuss some of our traffic issues.
- 157/25 **Recommendations for Consultation questions for the consultation working party.** It was proposed, seconded and unanimously **resolved** that Cllr Greenwood circulate a few proposals to this committee.
- 158/25 **Financial Review:**
Was Noted by the committee.
- 159/25 **The Chair closed the meeting at 21:37**
Date of next meeting is Tuesday 3rd March.

Signed

Date: 3rd March 2026.