

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 3rd March at 20:15 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
Cllr M Hatton

Also in attendance: The Clerk and Deputy Clerk.

160/25 **Apologies for absence:**

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

161/25 **Declarations of interest:**

No Declarations of interests were made.

162/25 **Chairs Announcements:**

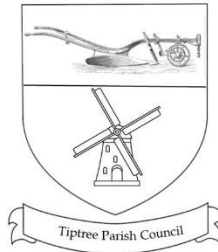
- The Parish Council will be a rule 6 participant in the forthcoming Bloor Homes appeal commencing at 10:00 am on Tuesday 17th March in the Old Library at the Town Hall.
- As proposed changes to Policy PM13 of the newly drafted National Planning Policy Framework (NPPF) (Question 18) has only recently come to the councils attention, there is not time for a formal response as the deadline is 10th March, however councillors are encouraged to submit a response as an individual, if they so wish.
- We have queried the boundary of the amenities land being transferred to Tiptree Parish Council. The documentation and Plan detail the boundary with a red outline, shown to include a strip of planted grass verge on the opposite side of the pathway running alongside the open space. The Linking Agreement was based upon this plan and as a result this strip has now been transferred to Tiptree Parish Council. Any public queries in this regard should be referred to Crest Nicholson.

163/25 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meetings held on 3rd February 2026, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

164/25 **Public questions:**

There were no questions.



165/25 **Clerks Update**

- Response from John Miles discussed, this places it with Tiptree Parish Council to check the Planning Portal regularly for the removal of Conditions Colchester City Council CCC place within Planning permission.
- CCC have notified Crest Nicholson that they have not met Condition 4/8 of the planning Permission 252691. They are awaiting a revised report and plan.

166/25 **Planning Applications**

260167 - 12 Birchwood Close, Tiptree CO5 0JS. Demolition of existing rear conservatory and single storey garage structures. Erection of 2 storey side extension and single storey rear/ side extension. After discussion it was proposed, seconded and unanimously resolved that TPC object as over development of the site, particularly the two storey aspect to the side, changing the current character of the area, which is open in nature and has a rural feel. Concerns were voiced, allowing this development may set a precedent for the future.

260232 - Meadowside, Newbridge Road, Tiptree CO5 0JA. Remove existing bungalow roof, form new first floor construction including new roof, plus rear extensions and new porch roof. After discussion it was proposed, seconded and unanimously resolved that TPC has no objections.

168/25 **Planning Appeals**

251039 - The Barn, Bull Lane, Tiptree Colchester. Full planning application for Custom and Self-Build Dwelling. TPC objected

169/25 **Planning Decisions**

Approve – Conditional

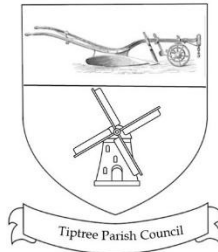
252733 - 3 Elwin Road, Tiptree, Colchester, CO5 0HL. Retrospective application for 2No Outbuildings. TPC had no objections.

Planning Refused

None

170/25 **Bus Transport Update from Cllr Peck**

Update from First Buses. From their new timetable coming into effect 12th April they will be adding an additional bus from Colchester at 15:50 to meet the needs during this busy period. TPC have a meeting 10th March with them to include Cllr Bentley to discuss further potential improvements to the service. It was proposed, seconded and unanimously resolved that Cllrs Peck and Allen-Shepherd would attend on behalf of TPC.



171/25 **VAS**

It was proposed, seconded and **resolved** by majority, that quotation 1 of £400 plus vat was accepted for the installation of the new VAS equipment. Also, Cllrs Hatton and Allen-Shepherd would arrange to attend the office to set up the new VAS, prior to installation.

172/25 **Nine Acres Zebra Crossing**

It was proposed, seconded and unanimously **resolved** that the matter would be referred to Colchester City Council Planning team for further consideration and legal proceedings to enforce the S106 contract avoided if possible. A further response was to be sent to Cllr Bentley for his recent input.

173/25 **Draft 'Banking' Letter form Cllr Allen-Shepherd**

It was proposed, seconded and unanimously **resolved** that committee members would review the proposed letter in detail and suggest any proposed changes. Once finalised and agreed by email, Deputy Clerk to send to MP and City Councillors.

174/25 **Draft of Highways Portfolio Holder letter from Cllr Allen-Shepherd**

It was proposed, seconded and unanimously **resolved** the proposed draft letter would be sent.

175/25 **Baynards Crossing**

It was proposed, seconded and unanimously **resolved** that the Clerk check ownership of the verge on Kelvedon Road (western side opposite side to Baynards School). Also to ask the school to provide a breakdown of figures relating to school children approaching from

1. North West - Scarlet Mews area
2. South West – Grange Road/Vine road area
3. Houses along the western side of Kelvedon Road

176/25 **Salt Bins**

It was proposed, seconded and unanimously **resolved** that the expansion of salt bins throughout Tiptree would be discussed with the Portfolio Holder when a meeting can be arranged.

177/25

Financial Review:

Was Noted by the committee.

178/25 **The Chair closed the meeting at: 21:23**

Date of next meeting is Tuesday 7th April.

Signed

Date: 7th April 2026.