



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

*Ross Gurney*

Ross Gurney  
Clerk to the Council  
30<sup>th</sup> March 2026

1. **Apologies for Absence** For Approval
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting** – 3<sup>rd</sup> March 2026. 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
  - Update from Cllr Bentley – Bloor Homes have obtained quotes for the works to repair kerbs damaged along Barbrook Lane during the construction works and are awaiting sign off.
  - Social Media post regarding the First Bus timetable update for April.
  - Update on the Grange Road/Florence Park Travel Information Packs and S278 – to date
  - Update on possibility of refund from ECC for costs TPC incurred to clear vegetation from near Baynards School
  - Update on Speed survey along Newbridge Road
  - Potential discounted cost of PV2 for the Duck Pond crossing and potential date for survey
  - Update from letter to Cllr Mark Platt

In accordance with The Data Protection Act 2018 all attendees of the meeting are hereby notified that the meeting will be recorded as an aide memoire for the clerk when compiling the minutes.

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.

## TIPTREE PARISH COUNCIL

- Update on any replies to Appleford Bridge letters
- Update on Milldene school parking zigzags

### 7. **Planning Application**

For Discussion  
and Decision

**260263** - Land at, St Hybalds, Pennsylvania Lane, Tiptree CO5 0TU. Proposed 4 bedroom dwelling.

<https://www.colchester.gov.uk/wampd/?id=260263>

**260332** - Yard 2, The Basket Works, Grange Road, Tiptree CO5 0QQ. Application for a Lawful Development Certificate for existing continuous occupation of a building for more than four years as a dwelling house  
Not a Planning Application per se

<https://www.colchester.gov.uk/wampd/?id=260332>

**260358** - Newbarn Cottages, Wind Mill Hill, Inworth CO5 0US. Demolition of the existing semi detached No 2 Newbarn Cottages & replacement with self build detached dwelling. Structural remediation works to the remaining dwelling No1 Newbarn Cottages combined with new side extension.

<https://www.colchester.gov.uk/wampd/?id=260358>

**260091** - Wilkin And Sons Ltd, Factory Hill, Tiptree Colchester CO5 0RF. Construction of circa 4ha of poly tunnels and associated landscaping.

<https://www.colchester.gov.uk/wampd/?id=260091>

**260378** - 16 New Road, Tiptree CO5 0HJ. Removal of existing conservatory, new rear extension.

<https://www.colchester.gov.uk/wampd/?id=260378>

**260394** - Barn west of, Pennsylvania Lane, Tiptree. Application to determine if prior approval is required for a proposed: Change of Use of Agricultural Buildings to 2 x 3 bedroom Dwellings (Class C3), and building operations reasonably necessary for the conversion. Town and Country Planning (General Permission). TPC objected under 252337 and CCC refused citing "The evidence provided within the application and available to the LPA is not sufficiently precise or unambiguous to substantiate that, on the balance of probability, the barn that is proposed to be converted into two dwellings, has been a building used solely for an agricultural use or that the application site forms part of an "established agricultural unit" in accordance with the requirements set out under section Q.1 (a) of Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended."

<https://www.colchester.gov.uk/wampd/?id=260394>

**260396** - 54 Grove Road, Tiptree CO5 0JJ. Erection of a single detached bungalow and access.

<https://www.colchester.gov.uk/wampd/?id=260396>

## TIPTREE PARISH COUNCIL

**260429** - 4 Salis Close, Tiptree CO5 0FP. Replacement of windows, doors, fascia's, soffits, bargeboards, guttering and the erection of a single storey rear orangery.

<https://www.colchester.gov.uk/wampd/?id=260429>

**260506** - 52 Oak Road, Tiptree CO5 0NE. Single storey rear extension.

<https://www.colchester.gov.uk/wampd/?id=260506>

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|---|-----------------------------|
| 8. <b><u>Planning Appeals</u></b><br>None   | For Receipt                 |
| 9. <b><u>Planning Decisions</u></b><br><b><u>Approve – Conditional</u></b><br><b>260060</b> - 9b Station Road, Tiptree Colchester CO5 0AZ. Proposed single storey rear extension. TPC had no objections.  | For Receipt                 |
| <b><u>Planning Refused</u></b><br>None  |                             |
| 10. <b>Bus Transport Update from Cllr Peck/Cllr Allen-Shepherd</b><br>First bus new timetable goes live 12 <sup>th</sup> April, to include an additional afternoon bus from Colchester, a later service and a Friday and Saturday and an extended service from Colchester to Chelmsford via Tiptree/Maldon. | For Discussion and Decision |
| 11. <b>Nine Acres Zebra Crossing</b><br>Further discussions following additional information  | For Discussion and Decision |
| 12. <b>Improve or send Banking hub/post office letter</b>   | For Discussion and Decision |
| 13. <b>How to proceed with the Baynards Crossing, post survey</b>   | For Discussion and Decision |
| 14. <b>LHP Update Cllr Allen-Shepherd</b>   | For Discussion and Decision |
| 15. <b>Financial review</b> - to review spend to date noting budget targets   | For Receipt                 |
| 16. <b>Chair to close the meeting.</b> Next meeting 5 <sup>th</sup> May 2026  | To Note                     |