

Planning & Highways Committee Report 2026

Tiptree Parish Council is a statutory consultee when it comes to planning applications within the Parish. As such we are invited to comment on each application, but it is Colchester City Council that determines the decision. Whilst we must have sound planning reasons for objecting to a proposal, our bias is towards the effects of a proposal from the viewpoint of the community – we can rely on CCC to consider some of the purely technical planning details.

Over this last year the planning committee has considered 47 planning applications of which we had no objection to 37 and objected to 10.

It is interesting to see the CCC decision in the light of the TPC comment. Of the 10 applications where TPC had objected, only 3 were approved by CCC and of the 37 applications to which TPC had no objection, 8 have yet to be decided and of the remaining 29 applications 22 have gone ahead. The full figures are tabulated below:

CCC Decision	TPC Decision		Total
	No Objection	Objection	
Approved	3	1	4
Approved - Conditions	19	2	21
Refused	7	4	11
No Decision issued	8	3	11
Grand Total	37	10	47

Highways matters

Streetlights:

- After two of the streetlights near Asda were fixed, another, Unit 11 is scheduled for a new electrical service during this financial year.
- Queries were raised with Essex County Council (ECC) relating to ownership of some lights, after a report about southern Barbrook Lane being dark and after comparing the lights on the Tiptree and ECC lists, some were owned by both and one by none. A light on the footpath to Tew Close is now fixed and confirmed by ECC as being in their ownership and is now on the “tell-us” map to report faults.
- To comply with a requirement under the Electricity at Work Regulations all streetlamps have been identified with an ID/Number. Costing for the 6 yearly Electrical Testing requirement under the Electricity at Work Regulations will be £5940 plus VAT for Tiptree’s 148 streetlights and a budget of up to £1500 was set aside for labelling. The work has been completed, apart from a handful of units.

Other street furniture:

- The broken column near The Original Factory Shop is actually the roundabout sign.
- The historic fingerpost in Maldon Road has been restored.

Buses, stops, and shelters.

- The ECC bus shelter roll out is being provided by an advertising company, so rural areas, such as Tiptree being unlikely to generate much revenue for the advertising company are unlikely to qualify.
- **Love Your Bus** Grants were available to improve bus services. Up to three projects could be funded. Applications were due by March 2026.
- The 15:05 and 16:05 departures of the number 75 bus from Colchester are overcrowded. TPC continued chasing for the extra buses for the route. Also, the 91 Konnectbus service to the stations could be improved.
- Lack of response from First bus regarding a concessionary bus to Colchester between 09:00 and 10:00 or a late-night bus returning from Colchester, resulted in missing the Love Your Bus deadline. Cllr Bentley assisted by asking First Bus to a meeting with TPC. Resulting in a new First bus timetable going live on 12th April, to include an additional afternoon bus from Colchester at 15:50 to meet the needs during this busy period, a late service on a Friday and Saturday leaving Colchester for Tiptree at 22:50 and an extended service 375 from Colchester to Chelmsford via Tiptree/Maldon.
- Additionally, funds from the S106 Nine Acres for upgrades to the two bus stops at the bottom of Church Road is with Essex Highways. Essex Highways have agreed to meet with TPC to discuss how these funds may best be utilised, in addition to the provision of Real Time Passenger Information (RTPI) for buses.
- A list of clearer names for the Tiptree bus stops has been proposed to ECC.

Real Time Passenger Information (RTPI)

The following 4 stops have been identified as suitable for RTPI, and a request has been sent to Intelligent Travel Information Development

- Maypole Road at Windmill Green and on the opposite side at Thurstable School.
- Church Road at St Luke's and on the opposite side at The Centre

Vehicle Activated Sign (VAS)

- Licences have been obtained to take over and to repair the VAS at Maypole Road and replace the VAS on Maldon Road.
- An Evolis Vision Solar unit with connectivity for data has been bought for the Tiptree Heath end of Maldon Road at a price of £3,500. The display will normally show the speed and a smiley/sad face, and a message will flash to show the urgency of speed reduction at school start and end times.
- Once the VAS has been installed, the device will be commissioned and will just record the speed data for the first few weeks and then it will be put live. A quotation of £400 plus vat was accepted for the removal and disposal of the old equipment and installation of the new VAS equipment.

Appleford Bridge

- A letter was sent raising our concerns to ECC, Braintree Council and Maldon Council. Also, a petition will be considered. Following an unsatisfactory reply from ECC, further correspondence will be raised with Maldon.

Nine Acres provisions

Zebra Crossing on Factory Hill

- Various communications have been sent to ECC and Colchester City Council (CCC) to attempt to secure the provision that was made within the S106 relating to Land North of Factory Hill. Essex Highways will be responsible for the ongoing repairs of any installation; they are checking whether

there is a need for it. TPC are making the case that it was included in the planning permission as a gain for the community and should not be revoked.

- Due to the volume of documentation to be reviewed for a further case, potentially legal, to be made it was decided to have a meeting devoted to that alone, before bringing the results back to the monthly Planning & Highways meeting.

War memorial crossroad widening in Station Road

- ECC did not proceed on the grounds of inadequate pavement space which we will investigate further.

Anchor Road double Red / Yellow Lines

The North Essex Parking Partnership (NEPP) began the second phase of consultation on the 8th May, running to 30th May. Notices went up on lampposts. The Parish Council contacted interested residents by email and letters. A letter of concern was received and a holding response was sent to members of the public, until a full response could be made. It was explained that the rules of the Highway Code already prohibit dropping off picking up and parking on junctions, the Red Lines are to enable this to be enforced to keep the area safer. The red lines would not prevent deliveries as they would only be on junctions, and the rules allow for emergency services and waste collection and the like.

The NEPP received a good response from residents to the consultation. A sizeable number in support as well as a fair number of objections. Many of the objections were related to the lines being red rather than yellow. To compromise and satisfy some of the objections it was decided to red line both ends of Anchor Road but yellow line the junctions along the road itself. The NEPP had been asked if there was leeway on Coriander Road as the site lines at this junction are particularly restricted. The TPC consultation statistics were posted on the website.

Newbridge Road speed petition

Meetings were held with Layer Marney to agree the wording and strategy for the petition. The petition wording and background research was put on the TPC website with a link to the ECC petition website, with the petition running for three months. Posters were distributed. A social media campaign was created, and local schools were emailed the link for their newsletters to parents.

As a result a meeting was held on the 4th of December with ECC portfolio holder, Cllr Cunningham. Then potential dates and the location for the speed survey on Newbridge Road were agreed. The survey will be taking place between April and June 2026 and should be at a location between Stockbridge Farm and Cleghorn's.

Milldene School Parking

Concerns were raised relating to the parking at drop off and collection times outside Milldene School, along Barbrook Lane. Driveways are being blocked by vehicles, parked by inconsiderate parents. The yellow lines on the road do not extend to cover the pedestrian access to the school and an Ice-Cream van regularly parks immediately outside the pedestrian entrance, giving rise to concerns of safety.

TPC investigated the licencing for the Ice-Cream van with Colchester City Council. Cllr Dundas explained that previous schemes to try and address such issues outside schools were no longer running. The school are currently looking to instigate a 'walking bus' to reduce the use of vehicles used for drop-off and collection. TPC approached the NEPP regarding the existing yellow lines, but school zig zags are controlled by ECC. So, a letter was sent to ECC regarding new zig zags at the school pedestrian entrance, ECC will also need to claim the allotted land on the new Bloor development if additional parking space were to be created at the school.

A reported initiative 3 Parking Rule, is no longer running so ECC have been asked about current schemes.

The Clerk also wrote to Cllr Bentley and Jon Simmons regarding the issues Tiptree is facing with parking at Milldene School.

Baynards School – request for a zebra crossing or lollipop person.

At the Scarlet Mews appeal, the Planning Inspector stated a footpath should be provided along Kelvedon Road and crossing points. A document relating to the development of Land Adjoining The Gables, known at Scarlett Mews estate, S278 (document: 22-956-DR-CE-2002-F(002)) has established that the developers are providing 3 uncontrolled pedestrian crossing points; and some pavement.

The school provided figures and data for crossing Kelvedon Road since arrangements for parents to park on the Florence Park Estate at drop off and collection times to ease congestion at the school gates. TPC asked the school to provide a breakdown of figures relating to school children approaching from

1. Northwest - Scarlet Mews area
2. Southwest – Grange Road/Vine Road area
3. Houses along the western side of Kelvedon Road

A copy of the S278 agreement is now to hand for Grange Road/Florence Park. Travel Information Packs are still being sought, and all will be reviewed.

Results from the survey did not support a patrol. The volume of children crossing during school arrival time, was not as was suggested to TPC and so fell outside of consideration for a crossing patrol at this location. It was also suggested a close eye is kept on future Scarlett Mews development and Florence Park to seek an eventual footpath connection between these developments. The Clerk will check ownership of the verge on Kelvedon Road (western side opposite side to Baynards School).

Grove Lake Crossing

Following a meeting with Essex Passenger Transport Infrastructure team. They have noted TPC interest in a scheme we can apply for when new funding is available in the new year, to remodel the whole area of Church Road near Asda, including repositioning of the bus stops and new dropped kerbs.

TPC will fund the PV2 Survey to assess the need for a zebra crossing. The traffic volume survey is to be taken at the drop curb to the south of the duckpond and the foot fall survey to cover Church Road from the bus stop at the north corner of the duck pond to the Cut. This survey is to be conducted during a normal working week not during the school holidays, we will also ask for a discount due to the 2016 survey being conducted during the Easter holiday. 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.

Church Road Resurfacing

The blockages of the storm drains were escalated to Cllr Kevin Bentley. Essex Highways have confirmed the storm drains along Church Road blocked by the recent tarmac resurfacing works will be cleared.

Barbrook Lane kerb damage.

Essex Highways dismissed the damage as low priority, so Cllr Bentley's assistance was enlisted to ensure Bloor Homes take responsibility for the resulting kerb damage. A very positive response from Cllr Bentley who has confirmed Bloor Homes have obtained quotes for the works to repair kerbs damaged along Barbrook Lane during the construction works and are awaiting sign off.

Member led Scheme.

TPC will 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 potholes reported will be those within the parish boundary.

The Local Highways Panel (LHP)

Are working solely on existing projects currently with no plans to take new projects on board currently. The Vice 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. As a result of Devolution, no new schemes are being added or considered for the foreseeable future.

Tiptree Consultation

A proposal was made for a consultation with the community of Tiptree about potential Highways projects which was taken to Full Council to form a general consultation including other potential Tiptree projects.

Banking Hub Application

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 and a letter sent to our MP Priti Patel and other influential parties to ask for their advice and support.

Highways and the future of Tiptree

A letter has been sent to Cllr Mark Platt inviting him to visit Tiptree and meet with Councillors to discuss some of our traffic issues and to discuss the development of Tiptree in the future.

And finally

As Chairman, I would like to thank the members of the planning committee for the time they give prior to each meeting to carefully consider each application and for their insightful contributions during the meeting. Special thanks are due to Cllr Sue Allen-Shepherd who tirelessly works to further the Highways issues and also our Deputy Clerk, Jill, who has provided an invaluable service, especially behind the scenes, to communicate with Colchester City Council Planning Office and Essex County Council for Highways issues as well as to ensure the smooth running of this committee.

Thank you

Jonathan Greenwood – Chair of the Planning & Highways Committee