

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 7th April at 20:23 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 Girling Cllr D Webb

Also in attendance: The Clerk and Deputy Clerk and 4 members of the public.

179/25 **Apologies for absence:**

Apologies for absence from Cllrs Hatton and Peck were proposed, seconded, and unanimously **Resolved** as accepted.

180/25 **Declarations of interest:**

No Declarations of interests were made.

181/25 **Chairs Announcements:**

- The Bloor appeal was held and heard over a 6 day period. It is hopeful the decision will be upheld.
- Colchester City Council (CCC) Local Plan meeting – CCC have the need to fulfil the provision of an additional 1300 homes above the provision stated in the draft Local Plan. As a result it is expected that Tiptree will see an increase in the density of homes proposed, with the total of 600 for proposed sites likely increasing to 650 and a potential additional 25 off Maypole Road.

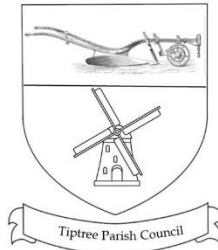
182/25 **Minutes of Previous Meetings:**

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

183/25 **Public questions:**

There were 3 questions from members of the public;

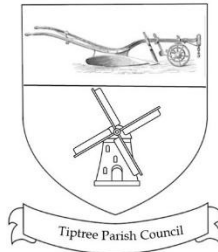
1. Seeking Parish Council support for planning application **260358**- Newbarn Cottages.
2. To provide background to planning application **260394**. Barn was never demolished, the frame has always stood in perpetuity. The intention is to build within the existing framework of the barn, retaining existing frame and cladding but with the addition of windows. Signed statements now provide evidence barn has only ever been used as an agricultural unit.



3. Request for the following to be added to the agenda for May for discussion, planning applications **252691**, **260242** and **260460**, Nine Acres.

184/25 Clerks Update

- Cllr Bentley 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
- Social Media post has gone out detailing the First Bus timetable update for April
- A copy of the S278 is now to hand for Grange Road/Florence Park. Travel Information Packs are still being sought and all will be reviewed
- Awaiting contact details from Clerk, to seek refund from Essex County Council (ECC) for costs Tiptree Parish Council (TPC) incurred to clear verge vegetation from along Kelvedon Road, near Baynards School
- Jon Simmons has advised the survey for the Duck Pond and Newbridge Road are both now with his boss, Dan MacLean, who will advise in due course
- Dan MacLean will also be responding to TPC query for potential discounted cost of PV2 for the Duck Pond crossing
- No response has as yet been received from Cllr Mark Platt
- Following issues raised in relation to safety at Appleford Bridge, Cllr Cunningham advised any work would fall under the Local Highway Panels (LHP), which currently has no budget. Cllr Cunningham voiced challenges which would make works at this location costly which include;
 - *The location is prone to flooding and would require substantial works to create locations on the near side of both approaches to install signal poles.*
 - *There does not appear to be any power (230v) in the vicinity. There are some overheads but these are likely to be carrying much higher voltages and the cost this is likely to be substantial.*
 - *The approach speeds to the bridge would be relatively low (due to the bends) this is technically a derestricted carriageway and therefore it would also require a speed limit reduction to be put in place to comply with guidance.*
- Clerk wrote to Cllr Bentley and Jon Simmons 13/02/2026 regarding the issues Tiptree is facing with parking at Milldene School. No response to date. Deputy will chase.



185/25 **Planning Applications**

260263 - Land at, St Hybalds, Pennsylvania Lane, Tiptree CO5 0TU. Proposed 4 bedroom dwelling. Cllr Dundas has called in this decision. After discussion it was proposed, seconded and unanimously **Resolved** that TPC objected. The new modern design was not necessarily an issue, however the proposed build was considered large in relation to the overall plot size.

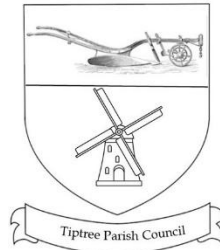
260332 - Yard 2, The Basket Works, Grange Road, Tiptree CO5 0QQ. Application for a Lawful Development Certificate for existing continuous occupation of a building for more than four years as a dwelling house. Not a Planning Application per se. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

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. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection, however question whether this property fall under their jurisdiction as it appears to lie beyond the boundary of Tiptree.

260091 - Wilkin And Sons Ltd, Factory Hill, Tiptree CO5 0RF. Construction of circa 4ha of poly tunnels and associated landscaping. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

260378 - 16 New Road, Tiptree CO5 0HJ. Removal of existing conservatory, new rear extension. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

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." After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection



after taking onboard new information provided by a member of the public present at the meeting.

260396 - 54 Grove Road, Tiptree CO5 0JJ. Erection of a single detached bungalow and access. After discussion it was proposed, seconded and unanimously **Resolved** that TPC objects on the grounds of access and restricted turning for parking on the driveway.

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. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

260506 - 52 Oak Road, Tiptree CO5 0NE. Single storey rear extension. After discussion it was proposed, seconded and unanimously **Resolved** that TPC makes a general observation that the proposed extension may cause issues with light to the neighbouring conservatory due to its close proximity.

186/25 **Planning Appeals**

None

187/25 **Planning Decisions**

Approve – Conditional

260060 - 9b Station Road, Tiptree Colchester CO5 0AZ. Proposed single storey rear extension. TPC had no objections.

Planning Refused

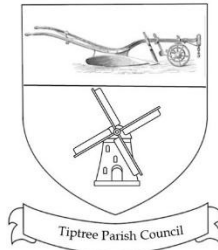
None

188/25 **Bus Transport Update from Cllr Peck/Cllr Allen-Shepherd**

First bus new timetable goes live 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 from Colchester to Chelmsford via Tiptree/Maldon via the 375.

189/25 **Nine Acres Zebra Crossing**

Due to the volume of documentation to be reviewed for this item a further meeting of the committee was decided before bringing the results back to the monthly Planning & Highways meeting.



- 190/25 **Improve or send Banking Hub/ Post Office letter**
It was proposed, seconded and unanimously **Resolved** that subject to summary paragraph at the end and an overall shortening of the letter, the letter would be sent. Cllr Allen-Shepherd will work with the Deputy to finalise the letter.
- 191/25 **How to proceed with the Banyards Crossing post survey results**
Results from the survey did not support the volume of pedestrians crossing during school arrival time, as was suggested to TPC and so fell outside of consideration of a crossing patrol at this location. TPC will explore the potential of 'land grab' on the north side of Kelvedon Road with ECC. 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.
- 192/25 **LHP Update Cllr Allen-Shepherd**
No funds are available.
- 193/25 **Financial Review:**
Was **Noted** by the committee.
- 194/25 **The Chair closed the meeting at: 21:23**
Date of next meeting is Tuesday 5th May.

Signed Date: 5th May 2026