



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 5th May at 20:15 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

Ross Gurney
Clerk to the Council
28th April 2026

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| 1. Election of Chair | For Discussion and Decision |
| 2. Election of Vice Chair | For Discussion and Decision |
| 3. Apologies for Absence | For Approval |
| 4. Declarations of Interest | For Receipt |
| 5. Chair's Announcements | For Receipt |
| 6. Minutes of Previous Meeting – 7th April. | For Approval |
| 7. Public Questions: The Chair will invite questions from members of the public concerning items on the agenda (max 3 mins per person) | |
| 8. Clerks Update | For Receipt |
- Nine Acres Amenities Space- 260460, 260242 & 252691 - CCC have confirmed new report which satisfies Condition 4 and 8 in relation to the provision of 600ml of clean imported soil to BS3882:2015/ BS8601:2013 to a minimum depth of 600ml for the allotments. Updated report for Condition 10 is expected imminently.
 - The new Vehicle Activated Sign has been delivered and is currently being set up. Once Tiptree Parish Council are happy it is working correctly, it will be installed on Maldon Road.

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.

56 Church Road, Tiptree CO5 0SU. Tel: 01621 817030

Email: clerk@tiptreeparishcouncil.gov.uk

www.tiptreeparishcouncil.gov.uk

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- Duck Pond PV2 survey and Newbridge Road speed survey have been completed. TPC await the results.

9. Planning Application

For Discussion
and Decision

260526 - 85 Chestnut Way, Tiptree CO5 0NZ. Single storey rear extension for disabled adaptation to include bedroom and bathroom.

<https://www.colchester.gov.uk/wampd/?id=260526>

251911 - Bright & Sons, 75 Church Road, Tiptree CO5 0HB. Demolition of a bungalow, a retail unit and store and the erection of 12no. two bed flats and 2no. retail units with parking and access.

<https://www.colchester.gov.uk/wampd/?id=251911>

260640 - 23 Carolina Way, Tiptree CO5 0DW. Enlargement of existing side dormer.

<https://www.colchester.gov.uk/wampd/?id=260640>

260656 - 1 Cherry Chase, Tiptree CO5 0AE. Outline planning permission for the demolition of existing buildings and erection of 3 no. dwellings with all matters reserved except for layout and access.

<https://www.colchester.gov.uk/wampd/?id=260656>

260581 - Edelweiss, 70 Grove Road, Tiptree CO5 0JJ. Demolition of existing office/storage space and rebuilt within the same footprint, single storey rear extension and single storey side infill extension, and replacement roof to single storey elements to an adults care home with special needs use class C2.

<https://www.colchester.gov.uk/wampd/?id=260581>

260665 - Land at, Highlands Nursery, Kelvedon Road, Tiptree CO5 0LY. Outline planning application for 200 no. residential dwellings, a new vehicular access on to Kelvedon Road (B1023), 1.1 ha of land for an employment area, public open space and associated works. All matters reserved, except access.

<https://www.colchester.gov.uk/wampd/?id=260665>

260688 - Meadowside, Newbridge Road, Tiptree CO5 0JA. Proposed 2no single storey rear extensions to an existing bungalow. Previously refused under 260232 due to 2nd storey aspect (now removed)

<https://www.colchester.gov.uk/wampd/?id=260688>

10. Planning Appeals

For Receipt

251838 - Edelweiss, 70 Grove Road, Tiptree CO5 0JJ. Demolition of existing office/storage space, first floor extension, replacement roof to single storey elements to an adults care home with special needs use class C2. Both TPC and CCC objected. The appeal had been dismissed.

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11. **Planning Decisions** For Receipt
Approve – Conditional
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. TPC had no objections. Lawful Certificate issued.

260378 - 16 New Road, Tiptree CO5 0HJ. Removal of existing conservatory, new rear extension. TPC had no objections.

Planning Refused
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. TPC objected.

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. TPC had no objections.

260263 - Land at, St Hybalds, Pennsylvania Lane, Tiptree CO5 0TU. Proposed 4 bedroom dwelling. TPC objected.
12. **Bus Transport Update from Cllr Peck** For Discussion and Decision
13. **Meeting Request with Mark Platt- Response** For Discussion and Decision
14. **Response from Jon Simmons – Milldene School Parking issues** For Discussion and Decision
15. **Discussion for suitable Facebook post in relation to the installation of the new VAS** For Discussion and Decision
16. **Baynards School Crossing-Grange Road/Florence Park, S278 now to hand. Been unable to locate Residential Travel Information Packs** For Discussion and Decision
17. **Appleford Bridge** For Discussion and Decision
18. **Financial review** - to review spend to date noting budget targets For Receipt
19. **Chair to close the meeting.** Next meeting 2nd June 2026 To Note