

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 5th May at 20:22 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 M Hatton Cllr D Webb

Also in attendance: The Clerk and 2 members of the public.

1/26 **Election of Chair:**

It was proposed, seconded and unanimously **Resolved** that Cllr Greenwood elected as the Chair of the committee.

2/26 **Election of Vice Chair:**

It was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd elected as the Vice-Chair of the committee.

3/26 **Apologies for absence:**

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

4/26 **Declarations of interest:**

No Declarations of interests were made.

5/26 **Chairs Announcements:**

The Chair did not have any announcements to make.

6/26 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meetings held on 7th April 2026, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

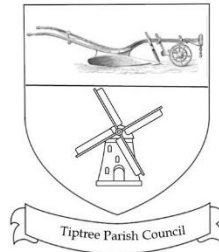
7/26 **Public questions:**

The members of the public asked the following:

1. Expressed concerns over recent work being conducted at the allotment site at Nine Acers Site.
2. The Residents requested the council to write to John miles covering the following points:
 - Why did the work start a day before the end of the linking agreement.
 - Where is the bund soil being removed to.
 - Why did they not prepare the soil to remove the contaminated soil and rubble from the allotment site.
 - Does the soil used on the allotment land meet the condition of standards of 300 mm at BS 3882 : 2015 and 300 mm at BS 8601 : 2013

8/26 **Clerks Update**

- The Clerk gave an update on the new VAS system currently in the office.



9/26

Planning Applications

260526 - 85 Chestnut Way, Tiptree CO5 0NZ. Single storey rear extension for disabled adaptation to include bedroom and bathroom. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

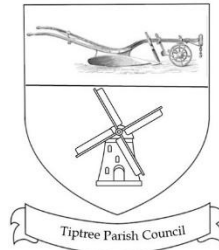
251911 - Bright & Sons, 75 Church Road, Tiptree CO5 0HB. Demolition of a bungalow, a retail unit and store and the erection of 12no. After discussion it was proposed, seconded and unanimously Resolved that TPC has objections to this development: 1. the address of the property is wrong. 2. The design is not in keeping with the character of Church Road or the village centre – the height of buildings on the eastern side of Church Road is much lower and preserves the ‘open’ aspect of the village. The properties are also set back which adds to the open aspect and allows a sensible pavement width. 3. To allow a three-storey building on the eastern side set so close to the road would set an unwanted precedent and create a ‘tunnel’ effect. 4. Traffic exits for 12+ cars on the east and potentially 15 on the opposite (west) side with a Zebra crossing between them will cause congestion in the road and turning priority problems. More traffic will be crossing the already unsafe narrow pavement. 5. We support the concerns that have been raised by the Fire service and the Police.

260640 - 23 Carolina Way, Tiptree CO5 0DW. Enlargement of existing side dormer. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objections.

260656 - 1 Cherry Chase, Tiptree CO5 0AE. Outline planning permission for the demolition of existing buildings and erection of 3 no. dwellings After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection in principle and subject to 1. the address needs to be checked and 2. the property should not go above 2 stories to be in keeping with Cherry Chase.

260581 - Edelweiss, 70 Grove Road, Tiptree CO5 0JJ. Demolition of existing office/storage space and rebuilt within the same footprint. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection but notes the wheelchair access into the village may be an issue and need to be addressed.

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). After discussion it was proposed, seconded and unanimously Resolved that TPC objects. We agree in principle to the development of this land, however a Parish boundary change is essential before this proposal can be accepted so that the open spaces, which are currently within Messing cum Inworth Parish can be managed by Tiptree Parish Council. There are



also inaccuracies regarding the village profile in the planning documents and we have concerns about the provision of pavement along Kelvedon Road and the access arrangements, of what is intended to be a relief road, to Kelvedon Road (B1023) which is a 50mph road. We would like to discuss this with Colchester City Council Planning.

260688 - Meadowside, Newbridge Road, Tiptree CO5 0JA. Proposed 2no single storey rear extensions to an existing bungalow. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objections.

10/26 **Planning Appeals**

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 adult's care home with special needs use class C2. Both TPC and CCC objected. The appeal had been dismissed.

11/26 **Planning Decisions**

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.

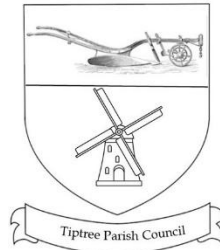
260378 - 16 New Road, Tiptree CO5 0HJ. Removal of existing conservatory, new rear extension. TPC had no objections.

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.



- 12/26 **Bus Transport Update from Cllr Peck**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd would create a social media post to publicise the new night buses for Tiptree and draft a letter about issues with the 375 bus route to Cllr Bentley, Cllr Dundas, Passenger Transport and First Bus.
- 13/26 **Meeting Request with Mark Platt- Response:**
In view of the elections, this item is to be moved to next month's agenda.
- 14/26 **Response from Jon Simmons – Milldene School Parking issues:**
After discussion it was proposed, seconded and unanimously **Resolved** that the office staff are to enquire though Essex Highways the cost of having the yellow zigzag lines painted outside of Milldene School.
- 15/26 **Discussion for suitable Facebook post in relation to the installation of the new VAS:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd would create a Facebook post for the council to cover the subject of the new VAS.
- 16/26 **Baynards School Crossing-Grange Road/Florence Park, S278 now to hand. Been unable to locate Residential Travel Information Packs:**
This Item is to be moved to next month's agenda
- 17/26 **Appleford Bridge:**
This Item is to be moved to next month's agenda
- 18/26 **Financial Review:**
Was **Noted** by the committee.
- 19/26 **The Chair closed the meeting at: 21:41**
Date of next meeting is Tuesday 2nd June.

Signed

Date: 2nd June 2026