



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 2nd June at 20:15 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

Ross Gurney
Clerk to the Council
27th May 2026

1. **Apologies for Absence** For Approval
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting** – 5th May. 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
The council is in discussion with the LHP and Bus Transport infrastructure to determine potential next steps for Grove Lake.
7. **Planning Application** For Discussion
260713 - 31 Vine Road, Tiptree Colchester CO5 0LR. Single storey front/side and Decision
extension.
<https://www.colchester.gov.uk/wampd/?id=260713>
260764 - 18 Fennell Close, Tiptree Colchester CO5 0TF. Garden annex.
<https://www.colchester.gov.uk/wampd/?id=260764>

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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260748 - Tiptree Heath CP School, 103 Maldon Road, Tiptree Colchester CO5 OPG. Proposed new education facility for early years childcare and associated external works.

<https://www.colchester.gov.uk/wampd/?id=260748>

251911 - 3 Millwrights, Tiptree Colchester CO5 0LQ. Single storey side extension.

<https://www.colchester.gov.uk/wampd/?id=260840>

260902 - Barn at, Pennsylvania Lane, Tiptree Colchester, Kelvedon Road, Tiptree CO5 0LY. Application for outline planning for conversion of existing barn to 1 self build dwelling.

<https://www.colchester.gov.uk/wampd/?id=260902>

260840 - 3 Millwrights, Tiptree Colchester CO5 0LQ. Single storey side extension.

<https://www.colchester.gov.uk/planning-app-details/?id=a9f77553-054e-f111-bec6-7c1e52769550#ValidationSummaryEntityFormView>

260898 - 47 Heycroft Way, Tiptree Colchester CO5 0DS. Construction of ground floor rear extension including demolition of existing garage. Installation of roof lantern within existing flat roof over dining room.

<https://www.colchester.gov.uk/wampd/?id=260898>

8. Planning Appeals

For Receipt

252092 - Land west of, Priory Road, Tiptree Colchester. Application for permission in principle for erection of a single dwellinghouse (self build). The appeal had been dismissed.

<https://www.colchester.gov.uk/wampd/?id=252092>

9. Planning Decisions

For Receipt

Approve – Conditional

252478 - land rear of, 117 Maldon Road, Tiptree Colchester CO5 OPG. Demolition of existing builder's yard and replacement with new self build dwelling with associated private amenity space, parking, access and landscaping (revised scheme to application 232525).

260757 - 96 Maldon Road, Tiptree Colchester CO5 0BN. (Certificate of Lawful Use – Existing) Application for a Lawful Development Certificate for existing outbuilding at rear for use incidental and ancillary to main dwelling. Summer/pool house.

260429 - 4 Salis Close, Tiptree, Colchester, CO5 0FP. Replacement of windows, doors, fascia's, soffits, bargeboards.

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

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Planning Refused

260394 - Barn west of, Pennsylvania Lane, Tiptree Colchester. 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.

250435 - Land North of Maldon Road, Tiptree, Colchester, CO5 0PQ. The development proposed is for up to 165 dwellings (including affordable housing), car park, public open space, landscaping, children's play area, sustainable drainage, infrastructure and all other associated infrastructure.

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| 10. Bus Transport Update from Cllr Peck | For Discussion and Decision |
| 11. Consideration of VAS Exchange | For Discussion and Decision |
| 12. Consideration of Milldene School Parking issues responses from Essex County Council. | For Discussion and Decision |
| 13. Consideration of permission to use alternative means of posting on social media until a second admin can be established for TPC. | For Discussion and Decision |
| 14. Consideration of the S278 travel pack for Florence park with regard to Baynards School. | For Discussion and Decision |
| 15. Consideration of new draft letter for Appleford bridge. | For Discussion and Decision |
| 16. Financial review – Ear Marked Reserves levels and requirements. | For Discussion and Decision |
| 17. Chair to close the meeting. Next meeting 7th July 2026 | To Note |