

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 2nd June at 20:35 in the Small Hall, Tiptree Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

Councillors Present: Cllr S Allen-Shepherd **Chair** Cllr D Webb
Cllr M Hatton

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

20/26 **Apologies for absence:**

No Apologies were accepted

21/26 **Declarations of interest:**

No Declarations of interests were made.

22/26 **Chairs Announcements:**

The Chair announced that there was a meeting with John miles after the objection on the highlands application, two councillors from messing attended the meeting the concerns for the green space and provision of the highways access was discussed.

23/26 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meetings held on 5th May 2026, were proposed, seconded, and unanimously **Resolved** that the following is to be added to the 5th of May minutes "the committee asks for a meeting with the council with regards to the street scene" to planning application 251911. After this amendment they were duly signed.

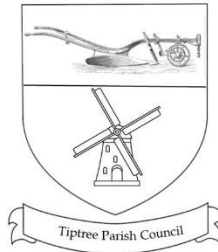
24/26 **Public questions:**

The members of the public asked the following:

Asked question and raised concerns over the potential crossing point at grove lake.

25/26 **Clerks Update**

- The Clerk gave an update to the committee.



26/26

Planning Applications

260713 - 31 Vine Road, Tiptree Colchester CO5 0LR. Single storey front/side extension.

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

260764 - 18 Fennell Close, Tiptree Colchester CO5 0TF. Garden annex. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

260748 - Tiptree Heath CP School, 103 Maldon Road, Tiptree Colchester CO5 0PG. Proposed new education facility for early years childcare and associated external works.

After discussion it was proposed, seconded and unanimously **Resolved** that TPC will object due to the biodiversity and net gain is still insufficient, there is no travel plan in the application, the parking on site is insufficient so will cause an extended period of traffic for the area and exacerbated by the different drop off times between the junior school, also the extra parking will be pushed in to the neighbouring area, the proposed entrance area is also an accident blackspot.

260840 - 3 Millwrights, Tiptree Colchester CO5 0LQ. Single storey side extension. After discussion it was proposed, seconded and unanimously **Resolved** that TPC has no objection.

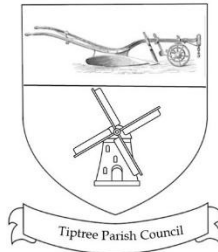
260902 - Barn at, Pennsylvania Lane, Tiptree Colchester, Kelvedon Road, Tiptree CO5 0LY. Application for outline planning for conversion of existing barn to 1 self-build dwelling. After discussion it was proposed, seconded and unanimously **Resolved** that TPC rejected the planning application due to no evidence of the barn being used as a barn. The building is also outside of the settlement boundary.

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

27/26

Planning Appeals

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.



28/26

Planning Decisions

Approve – Conditional

252478 - land rear of, 117 Maldon Road, Tiptree Colchester CO5 0PG. 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.

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.

29/26

Bus Transport Update from Cllr Peck

There was nothing discussed or decided by the committee.

30/26

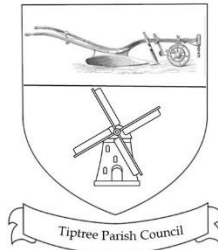
Consideration of VAS Exchange:

After discussion it was proposed, seconded and unanimously **Resolved** that the replacement quote of £3148.80 from Elancity be accepted.

31/26

Consideration of Milldene School Parking issues responses from Essex County Council.

After discussion it was proposed, seconded and unanimously **Resolved** that the Cllr Allen-Shepherd would add this to the list for Essex County Council Cllr Perera.



- 32/26 **Consideration of permission to use alternative means of posting on social media until a second admin can be established for TPC:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd would be given permission retrospectively to post a Facebook post for the council to cover the subject of the new VAS.
- 33/26 **Consideration of the S278 travel pack for Florence park with regard to Baynards School:**
This was discussed and no decision was made.
- 34/26 **Consideration of new draft letter for Appleford bridge:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd would rewrite the committee's letter then bring it back to the committee.
- 35/26 **Financial Review:**
After discussion it was proposed, seconded and unanimously **Resolved** that recommendation to the policy and finance committee would be made for upping the committees EMR to £30,000 to facilitate future projects.
- 36/26 **The Chair closed the meeting at: 21:46**
Date of next meeting is Tuesday 7th July.

Signed

Date: 7th July 2026