

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 7th July 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 Cllr T Peck

Also in attendance: The Clerk and 1 member of the public.

37/26 **Apologies for absence:**

No Apologies were accepted.

38/26 **Declarations of interest:**

No Declarations of interests were made.

39/26 **Chairs Announcements:**

The Chair made no announcement.

40/26 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meeting held on 2nd June 2026 had not been circulated. It was proposed, seconded, and unanimously **Resolved** that approval would be deferred to next month.

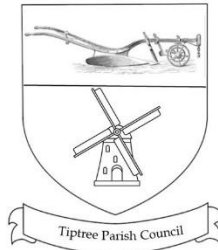
41/26 **Public questions:**

The members of the public asked the following:

Asked question and raised concerns over the zebra crossing at Nine Acres.

42/26 **Clerks Update**

- The Clerk informed the committee that the Vehicle-activated sign was due to be erected on Maldon Road, Tiptree Heath on Tuesday 14th July.



43/26

Planning Application

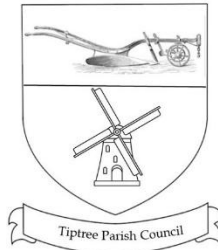
260654 - Application for permission in principle for between 2 and 3 dwellings. Brook Hall Cottages, Factory Hill, Tiptree Colchester CO5 0RE. After discussion it was proposed, seconded and unanimously **Resolved** that TPC objects to this planning application as it is outside the settlement boundary, should be considered open countryside, has had no settlements on the land in the last ten years, and is not in keeping with Tiptree's Neighbourhood Plan under Policies OV2 and SG2 in that the proposal represents an increase in dwelling number and size, does not preserve the historical setting of Grade II listed Brook Hall and there is no indication for the future use of the rest of the site.

261012 - 5 Station Road, Tiptree Colchester CO5 0AJ. Two-storey wrap-around extension, loft conversion, reconfiguration of front and rear elevations, new vehicular access and closure of existing access. After discussion it was proposed, seconded and unanimously **Resolved** that TPC objects to this planning application, as the proposed building is not in keeping with the character of the street scene and does not comply with Policy TIP 02 of Tiptree Parish Council's Neighbourhood Plan. The Council also considered that more should be done to retain the rendered appearance of the building.

261018 - 86 Maldon Road, Tiptree Colchester CO5 0BW. Notification for prior approval for a proposed single storey rear extension extending 6.50 metres beyond the rear wall of the original dwelling, with a maximum height of 3.30 metres, and eaves height of 2.80 metres. After discussion it was proposed, seconded and unanimously **Resolved** that TPC approve this application.

261022 - 31 Perry Road, Tiptree Colchester CO5 0UB. Notification for prior approval for a proposed single storey rear extension extending 4.5 metres beyond the rear wall of the original dwelling, with a maximum height of 3 metres, and eaves height of 3 metres. After discussion it was proposed, seconded and unanimously **Resolved** that TPC approve this application.

261042 - 35 Hutchinson Close, Tiptree Colchester CO5 0HE. Single storey rear extension. After discussion it was proposed, seconded and unanimously **Resolved** that TPC approve this application.



44/26

Planning Appeals

Planning – Decisions

Approve – Conditional

260358 - Demolition of the existing semidetached 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.

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

260688 - Meadowside, Newbridge Road, Tiptree Colchester CO5 0JA. Proposed 2 no single storey rear extensions to an existing bungalow.

260581 - Edelweiss, 70 Grove Road, Tiptree Colchester 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 adult's care home with special needs use class C2.

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

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

Planning Refused

260656 - 1 Cherry Chase, Tiptree Colchester 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.

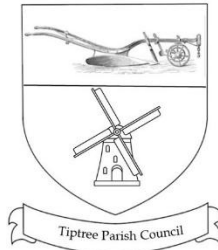
45/26

Bus Transport Update from Cllr Peck

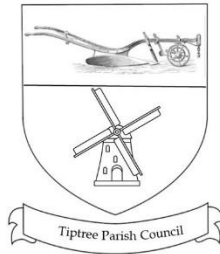
Cllr D Webb made a declaration that she had a non-pecuniary interest in the following vote so abstained.

After discussion it was proposed, seconded and **Resolved** by majority that the Clerk is to approach St Lukes Church to for the potential land transfer of the land under the St Lukes Bus stop so the council would be eligible for grant funding.

After discussion it was proposed, seconded and unanimously **Resolved** that the Clerk is to approach the Cheap shops owner to as how they would feel about a Bus shelter being erected at Infront of their shop.



- 46/26 **Consideration of new draft letter for Appleford bridge.**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood would redraft the letter.
- 47/26 **Consideration of Banking Hub letter.**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Shepherd is to revise the letter and then it is to be sent out by the office.
- 48/26 **All Highways issues forwarded to Cllr Perera by Cllr Allen-Shepherd.**
The committee received the report from Cllr Allen-Shepherd.
- 49/26 **Consideration of how to move Newbridge road forward after the speed survey:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd is to contact Layer Marney Parish Council informing them to approach Essex County Council about the state of the New Bridge Road.
- 50/26 **Consideration of Highways project list for Policy & Finance committee:**
After discussion it was proposed, seconded and unanimously **Resolved** that the committee recommend to the policy and finance committee that the committee needs to build a fund for future VAS and Road line projects.
- 51/26 **Consideration of approval of VAS report for Social media:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd has permission to upload the revised social media post to the Tiptree community page.
- 52/26 **Consideration of approval of late bus and 375 route post for Social media:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd has permission to upload the revised social media post to the Tiptree community page.
- 53/26 **Consideration of moving the zebra crossing issue forward at Nine Acres:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood and Allen-Shepherd are to research then draft a letter to Essex County Council Councillors stating Tiptree's case.
- 54/26 **Consideration of 251911 planning application how to move it forward:**
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood has permission to present Tiptree Parish councils argument against this planning permission to Cllr P Dundas of Colchester City Council.
- 55/26 **Progress on ASDA and Grove Lake crossing:**
The committee received the report from Cllr Allen-Shepherd. Drop kerbs will be provided as a precursor to a possible zebra crossing in the future.



56/26 **Financial Review:**
The committee received a report from the Clerk.

55/26 **The Chair closed the meeting at: 21:59**
Date of next meeting is Tuesday 4th August.

Signed Date: 4th August 2026