

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 4th August at 20:16 in the Small Hall, Tiptree Community Centre, 1A Caxton Close, Tiptree CO5 0AH.

Councillors Present: Cllr S Allen-Shepherd **Chair** Cllr D Webb
Cllr T Peck

Also in attendance: The Clerk to Tiptree Parish council.

58/26 **Apologies for absence:**

Apologies for absence from Cllrs Hatton, who was unable to attend due to personal matters proposed, seconded, and unanimously accepted.

59/26 **Declarations of interest:**

No Declarations of interests were made.

60/26 **Chairs Announcements:**

The Chair made no announcement.

61/26 **Minutes of Previous Meetings:**

The minutes of the planning and Highways meeting held on 2nd June 2026, and 7th July 2026 were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

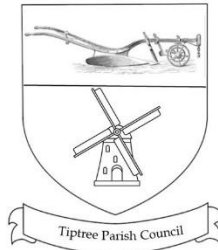
62/26 **Public questions:**

There were no questions from the public.

63/26 **Clerks Update**

- The Clerk informed the committee that the Vehicle-activated sign data had been downloaded and was ready for the committee.

64/26 **Planning Application**



65/26

Planning Appeals

261199 - Loft conversion utilising existing loft space, the removal of two chimney breasts and addition of two front Velux's. 80 Chapel Road, Tiptree Colchester CO5 0HP. After discussion it was proposed, seconded and unanimously **Resolved** that TPC approve this application.

261276 - Application to determine if prior approval is required for a proposed: Excavations or Deposits of Waste Material reasonably necessary for the purposes of Agriculture - Proposed creation of an agricultural pond. land west of, Grange Road, Tiptree Colchester. After discussion it was proposed, seconded and unanimously **Resolved** that TPC approve this application.

261325 - Demolition of existing buildings and erection of six new dwellings with all matters reserved apart from access and layout. 104 Oak Road, Tiptree Colchester CO5 0NA. After discussion, it was proposed, seconded, and unanimously **Resolved** that Tiptree Parish Council approve the application, subject to the condition that the pavement is constructed to its full width across the entire frontage of the property facing the road. This will ensure pedestrians can safely walk into the village from Kelvedon Road, rather than the footway narrowing to a point and forcing pedestrians into the carriageway.

Planning – Decisions

Approve – Conditional

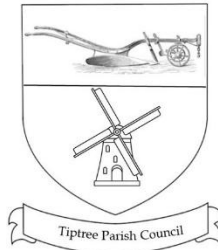
260654 - Application for permission in principle for between 2 and 3 dwellings. Brook Hall Cottages, Factory Hill, Tiptree Colchester CO5 0RE. TPC Objected.

260526 - Single storey rear extension for disabled adaptation to include bedroom and bathroom. 85 Chestnut Way, Tiptree Colchester CO5 0NZ. TPC had No Objections.

260764 - Garden annex. 18 Fennell Close, Tiptree Colchester CO5 0TF. TPC had No Objections.

Planning Refused

261018 - 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. 86 Maldon Road, Tiptree Colchester CO5 0BW. TPC had No Objections.



261012 - Two-storey wrap-around extension, loft conversion, reconfiguration of front and rear elevations, new vehicular access and closure of existing access. 5 Station Road, Tiptree Colchester CO5 0AJ. TPC had Objected.

66/26 Bus Transport Update from Cllr Peck

The committee received an update on the Buses 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 proceed with the negotiations with St Lukes Church.

67/26 Consideration of a 20 mph speed limit of all roads within the main village. Cllr Hatton:
After discussion it was proposed, seconded and unanimously **Resolved** that this item is moved to next month.

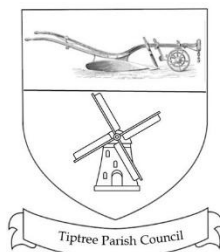
68/26 Consideration of how to improve speeding prevention in Tiptree. Cllr Hatton:
After discussion it was proposed, seconded and unanimously **Resolved** that this item is moved to next month.

69/26 Consideration of housing survey:
After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood will ask the Colchester City Councils Planning Officer if a housing survey is worth doing.

70/26 Consideration of how to utilise the VAS data.
After discussion it was proposed, seconded and unanimously **Resolved** that the Clerk is to collect the data every four weeks for the committee and on the 13th of August the VAS display is to be turned on.

71/26 Consideration of Letter to ECC regarding the Grove Lake Zebra crossing:
After discussion it was proposed, seconded and unanimously **Resolved** that the Clerk is to ask Cllr Dundas or the resident for the letter form Essex County Council and share it with the committee so Cllr Greenwood and Cllr Allen-Shepherd can draft a response for next month's meeting.

72/26 Consideration of redrafted letter for Appleford bridge:
After discussion it was proposed, seconded and unanimously **Resolved** that letter was approved and is to be put on to Tiptree Parish headed paperwork and forwarded to Maldon District Council.



73/26 Consideration of the committees next step in regards of the zebra crossing at Nine Acres:

After discussion it was proposed, seconded and unanimously **Resolved** that the letter was approved and is to be sent to Cllr Dundas, Cllr Perera and the new Highways portfolio councillor at Essex County Council.

74/26 Consideration of redrafted Banking hub letter:

After discussion it was proposed, seconded and unanimously **Resolved** that the letter was approved and is to be put on to Tiptree Parish Council paper then sent out to MP Priti Patel.

75/26 Cllr Greenwood to report back on meeting with Cllr Dundas: Planning application: 251911:

After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood has permission to represent the council in the appeal if needed.

76/26 Financial Review:

The committee received a report from the Clerk.

77/26 The Chair closed the meeting at: 21:28

Date of next meeting is Tuesday 1st September.

Signed

Date: 1st September 2026