

Minutes of Planning and Highways Committee Meeting

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

Councillors Present: Cllr J Greenwood **Chair** Cllr D Webb
Cllr S Allen-Shepherd **Vice Chair** Cllr T Peck
Cllr M Hatton

Also in attendance: The Clerk to Tiptree Parish council.

78/26 Apologies for absence:

There were no apologies for absence.

79/26 Declarations of interest:

No Declarations of interests were made.

80/26 Chairs Announcements:

The Chair reported that the Colchester Local Plan consultation had begun and that he would draft the Council's response for ratification at the next meeting. Councillors were encouraged to respond to the consultation in a personal capacity as private residents.

81/26 Minutes of Previous Meetings:

The minutes of the planning and Highways meeting held on 4th August 2026, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

82/26 Public questions:

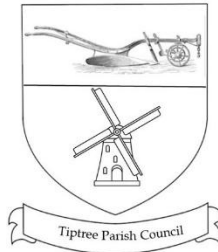
There were no questions from the public.

83/26 Clerks Update

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

84/26 Planning Application

261393 – 33 Shelley Avenue Tiptree, Essex CO5 0SF. Proposed loft conversion & building alterations. After discussion it was proposed, seconded and unanimously **Resolved** that TPC would object this application as the property is 38 not 33 and there is not enough information on the parking provision for a six bedroom conversion.



85/26 **Planning Appeals**

Planning – Decisions

Approve – Conditional

261042 - 35 Hutchinson Close, Tiptree, Colchester, CO5 0HE-Single storey rear extension. TPC had no objections.

261276 - Land west of, Grange Road, Tiptree, Colchester. 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. TPC had no objections.

260898 - 47 Heycroft Way, Tiptree, Colchester, CO5 0DS. Construction of ground floor rear extension including demolition. TPC had no objections.

Planning Refused

86/26 **Bus Transport Update from Cllr Peck**

The committee received an update on the Buses from Cllr Peck and the Bus stops from the Clerk

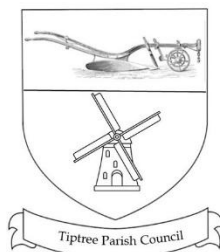
After discussion it was proposed, seconded and unanimously **Resolved** that the Clerk is to request the owners of the Cheap Shop to put in writing their concerns about a bus shelter being placed outside their shop, and the Clerk with Cllr Peck are to draft a letter to Essex County Council requesting to move the funding to alternative bus shelters in Tiptree.

87/26 **Consideration of request for signage in Priory Road:**

After discussion it was proposed, seconded and unanimously **Resolved** that the Clerk informs the resident to seek help from our Essex County Councillor and, if required, Tiptree Parish Council will write a letter to support the resident's request.

88/26 **Consideration of how to improve speeding prevention in Tiptree:**

After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd will draft a letter for Essex County Council with regard to on-going concerns with speeding at the edge of the village in Newbridge Road.



89/26 Consideration of a 20-mph speed limit of all roads within the main village:

After discussion it was proposed, seconded and unanimously **Resolved** that any proposal for 20 MPH in Tiptree is to be added to the consultation of Tiptree residents.

90/26 Consideration of the vehicle activated sign data:

This item was discussed and no decision was made.

91/26 Consideration of Housing survey:

After discussion it was proposed, seconded and unanimously **Resolved** that the Housing survey is to be added to the consultation of Tiptree residents.

92/26 Consideration of Letter to Essex County Council regarding the Grove Lake Zebra crossing:

After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Allen-Shepherd will draft a letter for Essex County Council.

93/26 Consideration of Appleford bridge response from Maldon District Council:

After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood will draft a letter for Essex County Council.

94/26 Consideration of the next step in regard to the Zebra crossing at Nine Acres:

After discussion it was proposed, seconded and unanimously **Resolved** that Cllr Greenwood will draft a letter for our County Councillor, the Highways portfolio holder and the leader of the council.

95/26 Consideration of the Committees project funding for 2027-2028 budget:

This item was discussed and no decision was made.

96/26 Financial Review:

The committee received a report from the Clerk.

97/26 The Chair closed the meeting at: 21:56

Date of next meeting is Tuesday 6th October.

Signed

Date: 6th October 2026