



## **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 6<sup>th</sup> October at 20:15 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

*Ross Gurney*

Ross Gurney  
Clerk to the Council  
30<sup>st</sup> September 2026

1. **Apologies for Absence** For Approval
2. **Declarations of Interest** For Receipt
3. **Chair's Announcements** For Receipt
4. **Minutes of Previous Meeting** – 1<sup>st</sup> September 2026 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
7. **Planning Application** For Discussion  
**261562** – 3 Station Road, Tiptree, Essex CO5 0AJ. Proposed 3-bedroom new and Decision  
build dwelling.  
<https://www.colchester.gov.uk/planning-app-details/?id=528d54ae-02a2-f111-b8dc-7c1e52367d4f#ValidationSummaryEntityFormView>

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.

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## **TIPTREE PARISH COUNCIL**

**261574** – Home Brier, West End Road, Tiptree Colchester CO5 0QH. Conversion and extension of existing detached single storey outbuilding to form a family annexe for use ancillary to the main dwelling.  
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261574>

**261688** - Tiptree Golf Driving Range, Newbridge Road, Tiptree Colchester CO5 0JA. Outline planning permission for demolition of former gold driving range and 2no garages and construction of one dwelling with all matters reserved except access.  
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261688>

**261703** – 96 Maldon Rd, Tiptree, Colchester CO5 0BN. Erection of a replacement detached single-storey outbuilding within the rear garden, comprising the like-for-like reinstatement of the former summer/pool house following fire damage and subsequent demolition, retaining the former siting, footprint.  
<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261703>

8. **Planning Appeals**  
**None**

For Receipt

**Planning Decisions**  
**Approve – Conditional**

For Receipt

261276 - Land west of, Grange Road, Tiptree, Colchester. -  
Excavations or Deposits of Waste Material reasonably necessary for the purposes of Agriculture . TPC No objections

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

261199 - 80 Chapel Road, Tiptree, Colchester, CO5 0HP –  
Loft conversion utilising existing loft space. TPC No objections

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

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

260902 - Barn at, Pennsylvania Lane, Tiptree, Colchester. -Application for outline planning for conversion of existing barn to 1 self-build dwelling. TPC

## **TIPTREE PARISH COUNCIL**

objected (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.

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

261393 - Oak House, 38 Shelley Avenue, Tiptree, CO5 0SF. - Proposed loft conversion, including front and rear facing dormers and rooflights. TPC Objected.

### **Planning Refused**

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. TPC objected.

261018 - 86 Maldon Road, Tiptree, Colchester, CO5 0BW - Notification for prior approval for a proposed single storey rear extension. TPC no objection.

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|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| 9. <b>Bus Transport Update from Cllr Peck.</b>                                                                                                                           | For Discussion and Decision |
| 10. <b>Consideration of the vehicle activated sign data.</b>                                                                                                             | For Discussion and Decision |
| 11. <b>Consideration of next moves to Essex County Council regarding the Grove Lake Zebra crossing.</b>                                                                  | For Discussion and Decision |
| 12. <b>Consideration of Appleford bridge response from Essex County Council.</b>                                                                                         | For Discussion and Decision |
| 13. <b>Consideration of the response from ECC regarding the Nine Acres zebra crossing.</b>                                                                               | For Discussion and Decision |
| 14. <b>Consideration of retrospective permission for Cllr Allen-Shepherd and Cllr Peck to liaise with Essex Highways regarding the pedestrian crossing at Gove Lake.</b> | For Discussion and Decision |
| 15. <b>Consideration of correspondence with Colchester City Council regarding parking outside estate at Park Lane.</b>                                                   | For Discussion and Decision |
| 16. <b>To discuss the use of Maldon Road VAS data.</b>                                                                                                                   | For Discussion and Decision |
| 17. <b>Financial review</b> - to review spend to date noting budget targets                                                                                              | For Receipt                 |
| 18. <b>Chair to close the meeting.</b> Next meeting 3 <sup>rd</sup> November 2026                                                                                        | To Note                     |