

Minutes of Planning and Highways Committee Meeting

A meeting of the Planning and Highways Committee took place on Tuesday 6th October 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.

98/26 **Apologies for absence:**

There were no apologies for absence.

99/26 **Declarations of interest:**

No Declarations of interests were made.

100/26 **Chairs Announcements:**

The Chair reported that a member of the public had stated that several streetlights were not working, after investigations it was noted that these belong to Essex County Council.

101/26 **Minutes of Previous Meetings:**

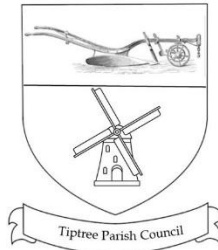
The minutes of the planning and Highways meeting held on 1st September 2026, were proposed, seconded, and unanimously **Resolved** as being an accurate record and duly signed.

102/26 **Public questions:**

Questions were asked regarding the Zebra Crossing and the Bus Stop upgrades.

103/26 **Clerks Update**

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



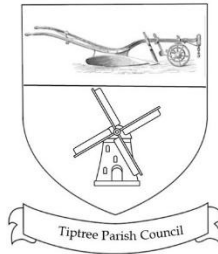
104/26 **Planning Application**

261562 – 3 Station Rd, Tiptree, Essex, C05 0AJ. Proposed 3-bedroom new build dwelling. After discussion it was proposed, seconded and unanimously **Resolved** that TPC would not object to this application but would like to point out local concern that planning conditions on site were not being complied with.

261574 – Home Brier, West End Rd, Tiptree, C05 0QH. Conversion and extension of existing detached single storey outbuilding to form a family annexe for use ancillary to the main dwelling. After discussion it was proposed, seconded and unanimously **Resolved** that TPC would not object to this application on condition that it cannot become an independent dwelling.

261688 – Tiptree Golf Driving Range, Newbridge Rd, Tiptree, C05 0JA Outline planning permission for demolition of former golf driving range and 2no garages and construction of one dwelling with all matters reserved. After discussion it was proposed, seconded and unanimously **Resolved** that TPC would not object to this application, on condition that this is only one dwelling as plans are inconsistent.

261703 – 96 Maldon Rd, Tiptree, C05 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. After discussion it was proposed, seconded and unanimously **Resolved** that TPC would not object to this application.



105/26 **Planning Appeals**
None

Planning – Decisions

Approve – Conditional

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

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

261199 – 80 Chapel Road, Tiptree, CO5 OHP.
Loft conversion utilising existing loft space. TPC had no objection.

260526 – 85 Chestnut Way, Tiptree, CO5 ONZ.
Single storey rear extension for disabled adaptations to include bedroom and bathroom. TPC had no objection.

260764 – 18 Fennell Close, Tiptree, CO5 OTF.
Garden annex. TPC had no objection.

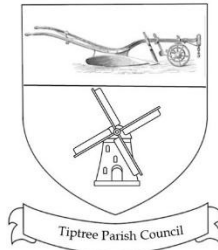
260902 – Barn at Pennsylvania Lane, Tiptree, Colchester.
Application outline planning for conversion of existing barn to 1 self-build dwelling. TPC objected.

260654 – Brook Hall Cottages, Factory Hill, Tiptree, CO5 ORE.
Application for permission in principle for between 2 & 3 dwellings. TPC objected.

261393 – Oak House, 38 Shelly Avenue, Tiptree, CO5 OSF.
Proposed loft conversion, including front and rear facing dormers and rooflights. TPC objected.

Planning Refused

261012 – 5 Station Rd, Tiptree, CO5 OAJ. Two storey, wrap around extension, loft conversion, reconfiguration of front and rear elevations, new vehicular access and closure of existing access. TPC objected.



106/26 Bus Transport Update from Cllr Peck

The committee received an update on the Buses from Cllr Peck.

A new late bus from Colchester to Tiptree is up and running, the Council are showing their support by informing residents via Facebook.

The 8.10 am, it is still extremely busy with standing room only, however a school transport bus has been discontinued, and the students are using this bus so they can get to school. After the school drops off the bus is relatively clear. No news yet on the Hospital bus being reinstated.

Still to proceeding with the Real-time information boards to be installed at bus stops.

107/26 Consideration of the vehicle activated sign data:

The data has been downloaded but accessing the data is a challenge, further support is needed to be able to analyse all the data. It was proposed, seconded and unanimously **Resolved** Cllr Allen-Shepherd to draft a letter to the supplier regarding the software working properly.

108/26 Consideration of next moves to Essex County Council regarding the Grove Lake Zebra Crossing.

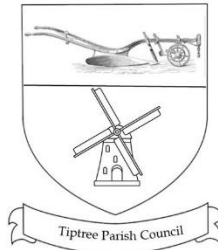
Cllr Allen-Shepherd has drafted a letter to ECC. It was proposed, seconded and unanimously **Resolved** that the clerk is to add the additional information and send the letter.

109/26 Consideration of Appleford bridge response from Essex County Council.

Cllr Perera represents Mersea and Tiptree, Cllr Greenwood has sent a letter to Cllr Perera to try and engage more councils regarding the problem. The Council will allow more time for a response.

110/26 Consideration of the response from ECC regarding the Nine Acres Zebra Crossing.

Cllr Greenwood wrote to Cllr Perera with a full history asking him to obtain Essex Highways support for this. However, Essex Highways have replied as before without responding to his case. Essex Highways have asked CCC to remove the zebra crossing from the plans. If the press had coverage of this problem perhaps this would break the cycle of back and forth. It was proposed, seconded and unanimously **Resolved** Cllr Greenwood to issue a follow-up letter to Cllr Perera.



- 111/26 **Consideration retrospective permission for Cllr Allen-Shepherd and Cllr Peck to liaise with Essex Highways regarding the pedestrian crossing at Grove Lake.**
Essex Highways had asked for a response before this meeting. A letter has been drafted and sent. After discussion it was proposed, seconded and unanimously **Resolved** that the permission is granted.
- 112/26 **Consideration of correspondence with Colchester City Council regarding parking outside estate at Park Lane.**
The council has been informed by Cllr Calverley of complaints by residents regarding parking by visitors to the open space at Park Lane. It was noted that Park Lane is an adopted road, however TPC will use social media to encourage visitors to be respectful of residents and to avoid parking in Park Lane whenever possible.
- 96/26 **Financial Review:**
The committee received a report from the Clerk.
- 97/26 **The Chair closed the meeting at: 21:12**
Date of next meeting is Tuesday 3rd November

Signed

Date: 3rd November 2026