



Planning & Highways Committee Meeting Agenda

Membership:	Cllr J Greenwood	Cllr S Allen-Shepherd
	Cllr A Peck	Cllr M Hatton
		Cllr D Webb

You are hereby summoned to a meeting of the Planning & Highways Committee to be held on Tuesday 3rd November at 20:15 in the Small Hall, Community Centre, a Caxton Close, Tiptree.

Ross Gurney

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Clerk to the Council

28th October 2026

1.	Apologies for Absence	For Approval
2.	Declarations of Interest	For Receipt
3.	Chair's Announcements	For Receipt
4.	Minutes of Previous Meeting – 6 th October 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.	261744 – 12 Green Lane, Tiptree, Colchester, CO5 0DA. Front and rear extension with a double garage. https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261744 261762 – The fields, 61 Barbrook Lane, Tiptree, CO5 0EF. Single storey rear extension and first floor extension and replacement of garden wall. https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261762	For Discussion and Decision

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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261763 – Community Centre, 1a Caxton Close, Tiptree, CO5 0HA. Applications for a lawful development certificate for a proposed improvement and accessibility with safe access for wheelchair users and people with reduced mobility to the existing building.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261763>

261766 - Previously 261018 - 86 Maldon Road Tiptree, Colchester, CO5 0BW Proposed single storey rear addition.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261766>

261769 – 100 Oak Road, Tiptree, CO5 0NA. Front, side and rear extension with creation of new first floor.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261769>

261787 – East Plot, 1 The Rectory, Tiptree, CO5 0SX. Outline planning permission with all matters reserved, proposed new 2 storey 4 bed dwelling on land east of the existing Rectory with private amenities and off-street parking.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261787>

261788 – West Plot, 1 The Rectory, Tiptree, CO5 0SX. Outline planning permission with all matters reserved, proposed new 2 storey 4 bed dwelling on land West of the existing Rectory with private amenities and off-street parking.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261788>

261794 – Previously 261012 - 5 Station Road, Tiptree, CO5 0AJ.

Two storey rear and side extension to existing cottage to provide expanded living and bedroom space.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261794>

261806 – 32 Lansdown Close, Tiptree, CO5 0NT. Replace fence to rear boundary.

<https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261806>

261820 – Villa Farm, West End Road, Tiptree, CO5 0QN. Proposed replacement dwelling and new tennis court, two temporary caravans for private use.

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	https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261820 261832 – Bromley House, Kelvedon Road, Tiptree, CO5 0LJ. Proposed Summer House. https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261832 261873 – unit 1 The Basket Works, Tiptree, CO5 0QQ. Certificate of Lawfulness. https://d0cs.colchester.gov.uk/Publisher/mvc/listDocuments?identifier=DC&ref=261873	
8.	<u>Planning Appeals</u> 251039 - The Barn, Bull Lane, Tiptree Colchester. Full planning application for Custom and Self-Build Dwelling. TPC objected	For Receipt
9.	<u>Planning Decisions</u> <u>Approve – Conditional</u> None <u>Application to discharge conditions</u> 261565 – Land rear of 117 Maldon Road, Tiptree, CO5 0PG Application to discharge conditions 5 (CMS), 6 (Contamination) and 11 (Hard & Soft landscaping) of planning permission 252478 (previously 232525) <u>Planning Refused</u> 260396 – 54 Grove Road, Tiptree, CO5 0JJ Erection of a single detached bungalow and access. TPC Objected on the grounds of access and restricted turning for parking on driveway. 261022 – PRIOR APPROVAL IS NOT REQUIRED 21 Perry Road, Tiptree, CO5 0UB Notification for prior approval for a proposed single storey rear extension. TPC No objection.	For Receipt
10.	Bus Transport Update from Cllr Peck	For Discussion and Decision
11.	Consideration of how to improve speeding prevention in Tiptree.	For Discussion and Decision
12.	Update of the vehicle activated sign data.	For Discussion and Decision
13.	Update regarding the Letter sent to Essex County Council regarding the Grove Lake Zebra crossing.	For Discussion and Decision

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14.	Update regarding Appleford bridge and submission to BDC local plan regarding new roads near Rivenhall End.	For Discussion and Decision
15.	Update of the next step in regard to the Zebra crossing at Nine Acres.	For Discussion and Decision
16.	Consideration of the Committees project funding for 2027-2028 budget	For Discussion and Decision
17.	Bus Stop at St Luke's Church.	For Discussion and Decision
18.	Financial review - to review spend to date noting budget targets	For Receipt
19.	Chair to close the meeting. Next meeting 1 st December 2026	To Note