



Dedham Parish Council
Planning Advisory Group meeting
6pm 3rd November 2025

Members of the public welcome

AGENDA

- 25/034 Welcome and Apologies**
- 25/035 Declaration of Interest**
- 25/036 Agreement of the last minutes 7th July 2025**
- 25/037 Matters arising from the last meeting**
- 25/038 Public Forum**
(This will be restricted to 15 minutes)
- 25/039 Report from meeting with Planning team of Colchester CC**
- 25/040 Planning report recommendations on planning applications listed below:**
040.1 Planning Applications –since last meeting.
252232/33 - 2 Baytree Cottages, Crown Street, Dedham Colchester CO7 6AL
Listed building content application for replacement window and door
252182 - 5 High Street, Dedham Colchester CO7 6DE
Listed building consent application to minor refurbishment works
252070 - 5 High Street, Dedham Colchester CO7 6DE
Refurbishment works to be carried out on the St Helena shop will include -
Remove and reinstate lime mortar render to the front and a few areas at the rear/redecoration to the shop externals/replacement of three timber windows at the rear/internal decor
252108 - Land east of, Ardleigh Road, Dedham Colchester
Application to discharge condition 4 (landscaping) of planning permission
251621
252067 - Dedham Hall, Dedham Hall, Brook Street, Dedham Colchester CO7 6AD
T1 Walnut, dead, fell T2 Ash dead, fell T3 Willow, rotten at the base, hollow trunk. Pollard down to 8ft T4 Oak tree, raise crown over driveway to 5m to clear vehicle access
252182 - 5 High Street, Dedham Colchester CO7 6DE
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252119 - West Gate House, High Street, Dedham Colchester CO7 6HJ

One DEAD cherry tree at the top of our driveway adjacent to our house. This tree hasn't produced a leaf for approx 3 years and we would like to cut it down and remove it. It's overgrown and full of dead branches, both big and small and would benefit from.

040.2 Planning Applications – Decisions received since last meeting

251781 - Ramplins, High Street, Dedham Colchester CO7 6HL

Downstairs shower room and utility area housed within the existing garage and small wooden window in the rear garage

CCC Decision: Approve Conditional

251793 – Great House, High Street, Dedham Colchester CO7 6HJ

Application to discharge condition 3 (marble sample) of planning permission

CCC Decision: Discharge of Condition (Approved)

271737/8 - Old School House, School Lane, Dedham Colchester CO7 6HF

Proposed New First floor extension over excising leanto to provide a family bathroom to the property.

CCC Decision: Refuse

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| 25/041 | Locality plan update |
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| 25/042 | Time and date of next meeting |
| | 6pm 3 rd November 2025. |
| 25/043 | Chairmans closure of meeting |