

AMENDMENT SHEET
Planning Committee
9 June 2016
AMENDMENTS OF CONDITIONS AND
REPRESENTATIONS RECEIVED

7.1 152730 – Land west of Brook Street, Colchester
Full application
Condition 2 amended to include drawing numbers

2. The development hereby permitted shall be carried out in accordance with the details shown on the submitted drawings numbers;
1399- D8100REV06,D1010REV06, D8350REV01, D8351REV01,
D8352REV01, D8353REV01, D8760REV01, D8761REV01, D8762REV01,
D8763REV0 , , D8010-rev00, D8501-REV01, D8510-REV02, D8511-REV02,
D8512-REV02, , D1249-REV01, D1250-REV01, D1251-REV01, D1750-
REV01, D1751-REV01, D1752-REV01, D1753-REV01, D8100-REV03, D8101-
REV03, D8102-REV03, D8103-REV03, D8104-REV03, 2016 05 05 PB1250-
111-TROG 4 Wheel Drive and INL19156-10D.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

Outline application condition 1, 5 and 6 amended

1 - *Time Limit for Outline Permissions Part 1 of 3

No development shall be commenced until plans and particulars of the reserved matters referred to in the below conditions relating to the APPEARANCE and LANDSCAPING have been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: The application as submitted does not provide sufficient particulars for consideration of these details.

5 - Development to accord with approved plans

The development hereby permitted shall be carried out substantially in accordance with the details shown on the submitted Drawings. 1399-D8100-REV06, D8101-REV05, D8102-REV05, D8103-REV05, D8104-REV05, D8500-REV01, D8501-REV01, D1010REV06, D8510-REV01, D8511-REV02, D8512-REV02 and INL19156-10D

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

6 – Non Standard Condition

This permission relates to the erection of 58 residential dwellings comprising 26 x 1 bedroom and 32 x 2 bedroom units.

The reserved matters shall in substantial conformity with the outline drawings in terms of layout, massing and building heights.

Reason: To avoid doubt as to the scope of the consent hereby granted and to ensure a satisfactory form of development.

7.2 160531 – 91 Chapel Road, West Bergholt

Parish Council comment's on revised drawings:

The Parish Council has previously objected to the proposals previously submitted and continues to do so. In its previous response the objection was as follows:

The PC are strongly of the view that there should be no development in front of the existing front wall of the now partly demolished bungalow. We believe the current ridge is still too high and should be about lower by about 1.00m thus allowing a more sensible transition between 89 and 93 Chapel Road. This will also help with the impact the proposal will have on Sanborn in Chapel Lane. The proposals are too close to 89 Chapel Lane. The PC would like a see at least a 1.00m gap to the West boundary, due to the scale of the existing cottage.

Whilst it is acknowledged that some consideration has been given to its previous concerns, the Council still objects on the basis that the amended plans have not addressed its other anxieties concerning ridge height and the location of the house in relation to the existing front wall.

The Council would also wish to see a condition added to ensure that the property could not be extended under permitted development in the future, so that planning permission will need to be sought should the annex to the left hand side be proposed again at a later stage.

Additional comments received from the occupier of Sanborn, Spring Lane

- a) *that the ground level is reduced below the dwelling and garage as per 93 Chapel Rd - this will then be less intrusive on our property OR the height of the dwelling is reduced by at least 1m, the atrium on the kitchen is removed and the pitch of the garage is removed, both being replaced with flat rooves as per the original dwelling.*
- b) *that the kitchen at the back of the house doesn't protrude so closely towards our boundary (the block plan is deceiving, this will be very overbearing for us). We would like to see this reduced in size.*

I also fail to see how the planning officer can make a judgement on how we are affected without having visited our property. It is an unusual property as it is built on an infill site, and special care has been taken to ensure that our property doesn't overlook the adjacent bungalows. To now have a property so close to our boundary and so much higher, and looking over our garden and house seems unjust?

Additional comments from the occupier of 89A Chapel Road

A neighbour spoke to one of the builders when they saw that the footings were flooded, and said I see you have found the spring, which he replied yes and I wish someone had told us. This was between 89A and 91. Also the neighbouring garden has a spring in the middle of the back garden and also down the bottom

Building Surveyor has advised

I can confirm that it is not uncommon during excavation of foundations to discover groundwater, this is particularly prevalent during adverse weather conditions and areas with a high water table. Providing standard construction practice is adopted this would not typically impede development.

Materials: A materials schedule has been provided; the proposed materials are acceptable. It is suggested that condition 3 is reworded:

The external facing and roofing materials to be used shall be those specified on the revised materials schedule No 3 unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that materials are of an acceptable quality appropriate to the area

7.3 160603 – Ivy Cottage, 4 Leech's Lane, Colchester

Condition 2

The approved plans are 22-01 Rev A, 22-03 Rev D, 22-07 Rev C, 22-10 Rev C, 22-11 Rev B, 22-12 and Location Plan.