

AMENDMENT SHEET

**Planning Committee
26 May 2022**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 220149 – Land to the south of Veronica Walk, Colchester

Since writing the report, an additional six letters of objection (including one from Cllr Julie Young) were received. The main reasons for objecting relate to the loss of parking which has already been covered in the Committee Report.

It is also worth noting that an additional response to the applicant's consultation with garage tenants was received. This stated that the tenant is using their garage for storage and a trailer. The loss of this garage would therefore not result in the displacement of a vehicle and the worst case scenario, as set out in paragraph 16.17 of the Committee Report, would result in the displacement of three vehicles.

7.3 211105 – Land and building adj. Little Doves Day Nursery, Lower Road, Peldon

Policy update:

We have now received the Inspector's Report for the Colchester Local Plan Section 2. Subject to main modifications, the Inspector has found that the Section 2 Local Plan is sound. As such, further weight can be attributed to the policies within the emerging Section 2 Local Plan.

In terms of this site, the proposal remains within an existing Rural Employment Site (DP5) and complies with the 'Supporting a prosperous rural economy' chapter within the National Planning Policy Framework (NPPF). The proposal is considered to be fulfil the requirements of Development Policy DP5 and paragraphs 83 – 84 of the NPPF, and as such the principle of the scheme remains acceptable.

7.4 220865 – 115 Butt Road, Colchester

Subject to main modifications the Emerging Section 2 Local Plan has been found sound, as outlined in the Inspector's Report dated 19th May 2022. While the Section 2 Local Plan is yet to be formally adopted its policies can be afforded significant weight due to the plan's advanced stage.

Paragraph 4 of the recommended reason for refusal is amended to read as follows:

'These sentiments are echoed by Emerging Section 2 Local Plan Policies DM15 and DM16, and Section 1 Local Plan (2021) Policy SP 7 which require all development to meet high standards of urban and architectural design, respond positively to local character, enhance the quality of existing places and protect and enhance assets of historical value.'