

# AMENDMENT SHEET

Planning Committee 18 December 2019

## AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

### 7.1 192565 – The Beehive Public House, 13 Bromley Road, Colchester

Since the Officer's report was written the following comments, petitions and information has been received by the Council in relation to application 192565:

- The Save Our Beehive Group have submitted a petition, reportedly containing 1000 signatures, stating "We, the undersigned, demand the right to retain the Beehive Pub (our only community facility of this type) as a local pub with A4 use for the enjoyment of local communities in walking distance so that public access is maximised and our sense of shared community identity is preserved".
- The Council has received an application from the Save Our Beehive group to have the site added to a list of Assets of Community Value.
- The Colchester Islamic Community Centre have submitted two petitions, reportedly containing 1200 signatures, supporting the provision of the proposed community centre.
- The applicant has provided a document that was distributed to some local resident providing responses to queries raised at a meeting held between the applicants and local residents.
- The Council received approximately 10 further comments from members of the public, no new material planning considerations were raised.
- The Council received an email from the estate agent providing details regarding the marketing and sale of the application site.

### 7.2 192136 – Land at Brierley Paddocks, West Mersea

Condition 9 should read:

#### **SUDs**

No works shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and certified as technically acceptable in writing by the SUDs approval body or other suitably qualified person(s). The certificate shall thereafter be submitted by the developer to the Local Planning Authority as part of the developer's application to discharge the condition. No development shall commence until the detailed scheme has been approved in writing by the Local Planning Authority. The approved scheme shall subsequently be implemented prior to occupation and should include but not be limited to:

Limiting discharge rates to not exceed the existing greenfield run-off rate from the site for all storm events up to and including the 1 in 100-year rate plus 40% allowance for climate change.

Provide sufficient storage to ensure no off site flooding as a result of the development during all storm events up to and including the 1 in 100 year plus-40% climate change event.

Provide the inclusion of 10% urban creep.

Demonstrate that all storage features can half empty within 24 hours for the 1:100 plus 40% climate change critical storm event.

Final modelling and calculations for all areas of the drainage system.

The appropriate level of treatment for all runoff leaving the site, in line with the Simple Index Approach in chapter 26 of the CIRIA SuDS Manual C753.

Detailed engineering drawings of each component of the drainage scheme.

A final drainage plan which details exceedance and conveyance routes, FFL and ground levels, and location and sizing of any drainage features.

A written report summarising the final strategy and highlighting any minor changes to the approved strategy.

Reason: To ensure that flood risk is not increased elsewhere by development.

### **Further Representations**

One further representation has been received. No new material issues were raised.

#### **7.3 192249 – Land at Brook Road, Great Tey**

The Open Space Sport & Recreation contribution is £81,260.89

#### **7.4 192090 – Western Knowledge Gateway Site, Capon Road and Annan Road, Colchester**

Change to Condition 16:

The new condition is to read:

*Notwithstanding the submitted details, no works shall take place, other than groundworks, drainage works and the construction of the frame of the buildings, until additional drawings that show details of windows, doors, rusticated brickwork, reveals, eaves, rain water goods, parapet, cills, soffits, and joints between different materials, at scales between 1:20 and 1:1, as appropriate, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved additional drawings.*

*Reason: In order to ensure that suitable architectural details are used on the development as there are insufficient details within the submitted planning application.*

This is so that works can commence whilst the architectural details are discharged.

Since the committee report was published the objector at 57 Elmstead Road has objected with a further formal letter which is indexed on the council's website as well as a number of email correspondences. There has also been photographs submitted by the objector.

The email correspondences queried the measurements and assessment cited in the Committee Report with regards to impact on daylight at 57 Elmstead Road and distance of the proposed buildings to the existing dwelling.

In light of the comments a further three plans have been provided for clarity.  
Additional drawings received:  
PROPOSED SITE LAYOUT ADJUSTED TO INCLUDE CONTEXT  
SUN PATH DIAGRAM  
PROPOSED SITE SECTIONS - SUPPLEMENTARY SHEET

The plans confirms that the development will not impact daylight at No. 57 or its rear garden and that the 25 degree line will not be breached in accordance with the Essex Design Guide as stated in the Committee Report.

The matters raised in the latest formal letter of objection are as follows:

**Non-compliance with Local Plan Allocation Policy**

Planning Officer comments: This matter has been addressed in the committee report and there has been a consultation response from the Council Planning Policy team which confirms that the use of the site as student accommodation is acceptable.

**The proposal does not conform with the pattern of development in Elmstead Road and the adjacent area.**

Planning Officer comment: The subject site forms part of the Knowledge Gateway, which is being developed with commercial floorspace and student residences set within a park land/landscape setting. The scale, height, massing and layout of the proposal respects the development that has already taken place (The Meadows, The Copse, Innovation Centre and Parksides 1 & 2), which all the take the form of large 'pavilion' buildings set in extensive grounds.

The overall form, design, scale and materiality of the development has evolved through the course of extensive pre-application, and application discussions with Council officers and is considered to be acceptable. This matter is fully addressed in the Committee Report.

**Development not in accordance with the previous outline planning permission**

Planning Officer comment: Outline planning permission was granted to develop the western part of the Knowledge Gateway in 2006 (Ref: 05/2046). That consent provided for 200 dwellings on this site. The dwellings took the form of flats (not houses) arranged in blocks around the outside of the site, facing inwards towards a central amenity space. The master plan, approved as part of the 2006 permission, shows a continuous block of flats right along the northern boundary (facing No.57), which is 3 storeys in height, rising to 4 storeys at the corners.

The proposed Block B, which curves around the northern boundary, is of a similar height (4 storeys).

**Density of Development**

Planning Officer comments: The subject proposal provides a similar footprint, and density of development, to the 200 dwellings previously permitted on this site and is in keeping with the development within the Knowledge Gateway.

**Land Raising and relationship to 57 Elmstead Road**

Planning Officer comments: As part of the 2006 outline permission, consent was granted to raise the south western part of the site out of the flood plain. This work was undertaken, in accordance with reserved matters and condition discharge

approvals, in 2010/2011. No further land raising is proposed as part of this scheme. The site section plan submitted shows the relationship between 57 and the proposed and shows that the relationship with regards to the ground level is acceptable.

**Queries with regards to the statement of community involvement**

Planning Officer comments: Public consultation event was held.

Planning consultation of 57 Elmstead Road undertaken this has been addressed in the Committee Report. Planning Officer and Principle Planning Officer have held a conference call with the objector at 57 Elmstead Road and all objections received have been assessed and addressed.

**Landscape and Visual Impact Assessment; objection with regards to the identified receptors**

Planning Officer comments: The remit and extent of the LVIA was agreed with the Borough Council's Landscape Officer at the pre-application stage. All views provided were also agreed. The Landscape Officer raises no objection on landscape or visual impact grounds.

The objector has produced their own Landscape and Visual Impact Assessment however this was not carried out by a qualified person and was not completed with previously agreed viewpoints.

**Plans provided are deceptive**

Planning Officer comments: Suitable plans have been submitted to assess the proposal.

**Need for student accommodation**

Planning Officer comments: This has been addressed fully in the committee report.