

# AMENDMENT SHEET

Planning Committee 8 March 2018

## AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

### 7.1 173119 – Ranges Services Station, 154 Mersea Road, Colchester

(1) Parking for the residents of the new flats and for customers has swapped positions. There will be 4 resident's spaces and 1 customer space adjacent to the wall of 150 Mersea Rd and 4 customer spaces alongside the forecourt where the flat residents' spaces were originally shown.

#### (2) **Conditions 11 and 12 are to be adjusted;**

Condition 11 will be entitled general hours of operation:

**There are some changes to hours of operation/deliveries.** The applicant confirms that they would want the garage to operate **06:00 – 22:00** rather than 07:00—23:00 as initially requested in the application form. The applicant states that the garage currently operates 06:00-22:00 so there is not proposed to be a change in this respect.

The shop opening times would be 06:00-22:00 to reflect the garage opening times covered under the revised condition 11.

Condition 12:

In addition, fuel deliveries are currently **24 hrs** (twice a week) so this will need to be reflected in the revised condition. They are normally during the day but can arrive at any time.

Deliveries of newspaper currently occur at **06:00** and an amendment to condition 12 should allow the continuation of this whilst controlling general delivery times in relation to the shop to 08:00-20:00.

### 7.2 173058 – Rowhedge Heritage Trust, High Street, Rowhedge

The Environment Agency has withdrawn their holding objection and has recommend the following condition:

*The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) prepared FRA, by Ashfield Solutions Group, referenced 90618-F01 and dated 31/01/2018 and the following mitigation measures detailed within the FRA: 1. Finished ground floor levels are set no lower than 0.3m above ground level. The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the local planning authority.*

*Reason: To reduce the risk of flooding to the proposed development and future occupants.*