

# Planning Committee Meeting

**Council Chamber, Town Hall, High Street,  
Colchester, CO1 1PJ**

**Thursday, 30 November 2017 at 18:00**

The Planning Committee deals with planning applications, planning enforcement, public rights of way and certain highway matters.

If you wish to come to the meeting please arrive in good time. Usually, only one person for and one person against each application is permitted.

Attendance between 5.30pm and 5.45pm will greatly assist in enabling the meeting to start promptly.

# Information for Members of the Public

## Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published. Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

## Have Your Say!

The Council welcomes contributions and representations from members of the public at most public meetings. At Planning Committee meetings, other than in exceptional circumstances, only one person is permitted to speak in support of an application and one person in opposition to an application. If you would like to speak at a meeting and need to find out more, please refer to the Have Your Say! arrangements here: <http://www.colchester.gov.uk/haveyoursay>.

## Audio Recording, Mobile phones and other devices

The Council audio records public meetings for live broadcast over the internet and the recordings are available to listen to afterwards on the Council's website. Audio recording, photography and filming of meetings by members of the public is also welcomed. Phones, tablets, laptops, cameras and other devices can be used at all meetings of the Council so long as this doesn't cause a disturbance. It is not permitted to use voice or camera flash functions and devices must be set to silent. Councillors can use devices to receive messages, to access meeting papers and information via the internet. Looking at or posting on social media by Committee members is at the discretion of the Chairman / Mayor who may choose to require all devices to be switched off at any time.

## Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

## Facilities

Toilets with lift access, if required, are on each floor of the Town Hall. A water dispenser is available on the first floor.

## Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,  
Colchester, CO1 1JB

telephone (01206) 282222 or textphone 18001 followed by the full number you wish to call  
e-mail: [democratic.services@colchester.gov.uk](mailto:democratic.services@colchester.gov.uk)

[www.colchester.gov.uk](http://www.colchester.gov.uk)

**COLCHESTER BOROUGH COUNCIL**  
**Planning Committee**  
**Thursday, 30 November 2017 at 18:00**

**The Planning Committee Members are:**

Councillor Theresa Higgins	Chairman
Councillor Cyril Liddy	Deputy Chairman
Councillor Lyn Barton	
Councillor Helen Chuah	
Councillor Pauline Hazell	
Councillor Brian Jarvis	
Councillor Derek Loveland	
Councillor Jackie Maclean	
Councillor Philip Oxford	
Councillor Chris Pearson	

**The Planning Committee Substitute Members are:**

All members of the Council who are not members of this committee and who have undertaken the required planning skills workshop training:-

**Councillors;**

Christopher Arnold	Roger Buston	Nigel Chapman	Peter Chillingworth
Phil Coleman	Nick Cope	Robert Davidson	John Elliott
Annie Feltham	Adam Fox	Martin Goss	Dominic Graham
Dave Harris	Darius Laws	Mike Lilley	Sue Lissimore
Fiona Maclean	Patricia Moore	Beverley Oxford	Gerard Oxford
Lee Scordis	Rosalind Scott	Jessica Scott-Boutell	Lesley Scott-Boutell
Paul Smith	Martyn Warnes	Dennis Willetts	Julie Young
Tim Young			

**AGENDA**  
**THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING**  
**(Part A - open to the public)**

**Please note that Agenda items 1 to 6 are normally dealt with briefly.**

An Amendment Sheet is available on the Council's website by 4:30pm on the day before the meeting here: <http://www.colchester.gov.uk/article/13489/Planning-Committee>

Please note that any further information for the Committee to consider must be received no later than 5pm two days before the meeting in order for it to be included on the Amendment Sheet. With the exception of a petition, no written or photographic material can be presented to the Committee during the meeting.

**1 Welcome and Announcements**

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

## **2 Have Your Say! (Planning)**

The Chairman will invite members of the public to indicate if they wish to speak or present a petition on any item included on the agenda. Please indicate your wish to speak at this point if your name has not been noted by Council staff.

These speaking provisions do not apply to applications which have been subject to the Deferral and Recommendation Overturn Procedure (DROP).

## **3 Substitutions**

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

## **4 Urgent Items**

The Chairman will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

## **5 Declarations of Interest**

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other pecuniary interest or non-pecuniary interest.

### **6.1 Minutes of 28 September 2017** 7 - 16

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 28 September 2017.

### **6.2 Minutes of 19 October 2017** 17 - 20

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 19 October 2017.

## **7 Planning Applications**

When the members of the Committee consider the planning applications listed below, they may decide to agree, all at the same time, the recommendations in the reports for any applications which no member of the Committee or member of the public wishes to address the Committee.

### **7.1 172363 Lakelands Parcel NR5, Tollgate Road, Stanway, Colchester** 21 - 36

Development for an additional ten units to Parcel NR5 which now comprises a scheme of twenty two units containing a mix of houses, together with associated private amenity space, means of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping.

### **7.2 172362 Lakelands Parcel NR7 Block 1, Tollgate Road, Stanway, Colchester** 37 - 50

Development for an additional three units to flat block one at Parcel NR7 which comprises a block of eleven units containing a mix of apartments, together with associated private amenity space, means

of enclosure, car parking, vehicle and access arrangements together with proposed areas of landscaping.

- 7.3 **172138 Chappel And Wakes Colne Station, Station Road, Wakes Colne, Colchester** 51 - 60  
Variation of conditions 2, 4 and 5 of planning permission 161724.
- 7.4 **170226 Fairfields Farm, Fordham Road, Wormingford, Colchester** 61 - 80  
Application to vary condition 3 of planning application 121150.
- 7.5 **172600 Fairfields Farm, Fordham Road, Wormingford, Colchester**  
Reconfiguration of crisping building to accommodate odour control system (Revised drawing received - The amendment is to increase the height of the discharge stack)  
See report at item No 7.4.
- 7.6 **172815 Car Park at Sheepen Road, Colchester** 81 - 102  
Non material amendment following grant of planning permission 151825.
- 7.7 **172995 Town Hall, High Street, Colchester** 103 - 108  
Temporary seasonal signage for up to six weeks a year for a period of 2 years.
- Planning Committee Information Pages** 109 - 118
- 8 **Exclusion of the Public (not Scrutiny or Executive)**  
In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

**Part B**  
**(not open to the public including the press)**