



Application No: 161253

Location: St Botolphs Priory, Priory Street, Colchester

Scale (approx): 1:1250

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7.6 Case Officer: Eleanor Moss**OTHER**

Site: St Botolphs Priory, Priory Street, Colchester

Application No: 161253

Date Received: 16 May 2016

Applicant: Mr Philip Wise

Development: Interpretation panel mounted on a single post containing general historical information and logos. Situated in St Botolph's Priory, a scheduled ancient monument.

Ward: Castle

Summary of Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because the applicant is a member of staff at Colchester Borough Council.

2.0 Synopsis

- 2.1 The key issues explored below are the impact upon the scheduled ancient monument, residential amenity and surrounding area. The proposal is considered to have a minimal impact and as such is acceptable.

3.0 Site Description and Context

- 3.1 St Botolph's Priory is located within the Town Centre and is a designated scheduled ancient monument. St Botolph's Priory is the earliest foundation of Augustinian Canons in England. The application site is adjacent to Priory Church which is a Grade I Listed Building.

4.0 Description of the Proposal

- 4.1 This application seeks planning permission for the erection of an interpretation panel containing general historical information. The proposal measures approximately 0.9 metres high and will be mounted on a single post.

5.0 Land Use Allocation

- 5.1 Open space

6.0 Relevant Planning History

- 6.1 N/A

7.0 Principal Policies

7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National planning Policy Framework (NPPF) must also be taken into account in planning decisions and sets out the Government's planning policies are to be applied. The NPPF makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. There are three dimensions to sustainable development: economic, social and environmental.

7.2 Continuing the themes of the NPPF, the adopted Colchester Borough Core Strategy (adopted 2008, amended 2014) adds detail through local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character
ENV1 - Environment

7.3 In addition, the following are relevant adopted Colchester Borough Development Policies (adopted 2010, amended 2014):

DP1 Design and Amenity
DP14 Historic Environment Assets

7.4 Further to the above, the adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

N/A

7.5 Regard should also be given to the following adopted Supplementary Planning Guidance/Documents:

The Essex Design Guide

8.0 Consultations

8.1 The Archaeological officer has provided a consultation response which will be discussed below.

In addition to the details reported above, the full text of all consultation responses is available to view on the Council's website.

9.0 Parish Council Response

9.1 Non-Parished

10.0 Representations

10.1 None received at the time of writing

11.0 Parking Provision

11.1 N/A

12.0 Open Space Provisions

12.1 N/A

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Development Team and Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (S106) of the Town and Country Planning Act 1990.

15.0 Report

Design:

15.1 The interpretation board would be mounted on a lectern style panel, which would require a single post to be set into the ground. It is considered that the interpretation board is appropriately designed and does not conflict with setting of the scheduled ancient monument or Listed Building. It is considered that the board is appropriately designed for the character of the site and its setting and as such the proposal would lead to less than substantial harm to this designated heritage asset. The panel would also provide public benefits in that the remains of the monument would be accessible and interpreted to members of the public that use the adjacent car park and pedestrian routes. The proposal would accord with the NPPF, Core Strategy UR1 and Development Plan Policies DP1 and DP14.

Impact upon amenity:

15.2 The proposal is sited adjacent to a car park. The panel is located within the site and they would not have an adverse effect on other users of the land, car park or road.

Impact upon surrounding area:

15.3 It is considered that the development would not adversely affect the key landscape features and qualities of the area.

Archaeology:

15.4 The Archaeological Officer has been consulted as part of the determination process who has provided the following response:

The proposed development is located within an area of archaeological importance, recorded in the Colchester UAD, with the precinct of St Botolph's Priory (UAD no. MCC425). This application is located in a designated heritage asset (Scheduled Monument No 1013764, St Botolph's Augustinian Priory). Designated heritage assets are protected under a number of Acts of Parliament, principally the Ancient

Monuments and Archaeological Areas Act 1979. Historic England must be consulted and SM consent will be required for this proposal.

There are no grounds to consider refusal of permission in order to achieve preservation in situ of any important heritage assets. However, in accordance with the National Planning Policy Framework (Paragraph 141), any permission granted should be the subject of a planning condition to record and advance understanding of the significance of any heritage asset before it is damaged or destroyed.

- 15.5 The Archaeological Officer recommendation will be conditioned as part of any planning consent.

16.0 Conclusion

- 16.1 The proposal is considered to be acceptable.

17.0 Recommendation

- 17.1 APPROVE subject to the following conditions

18.0 Conditions

1 - Standard Advert Condition

Unless an alternative period is specifically stated in the conditions below, this consent expires five years from the date of this decision and is subject to the following standard conditions:

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.
3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.
4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
5. No advertisement shall be sited or displayed as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: In order to comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

2 - *Development to Accord With Approved Plans

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing References St Botolph's Panel, DLB/CBC/pedestal/001 and proposed location plan.

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

3 - Non-Standard Condition/Reason

No works shall take place until the implementation of a programme of archaeological work has been secured, in accordance with a Written Scheme of Investigation which has been previously submitted to and approved, in writing, by the Local Planning Authority. The scheme of investigation shall include an assessment of significance and research questions; and:

- a. The programme and methodology of site investigation and recording.
- b. Provision to be made for analysis of the site investigation and recording.
- c. Provision to be made for reporting, publication and dissemination of the analysis and records of the site investigation.
- d. Provision to be made for archive deposition of the analysis and records of the site investigation.
- e. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- f. The scheme of investigation shall be completed as agreed and approved in writing by the Local Planning Authority.

Reason: To safeguard archaeological assets within the approved development boundary from impacts relating to any groundworks associated with the development scheme and to ensure the proper and timely investigation, recording, reporting and presentation of archaeological assets affected by this development, in accordance with Policy SD1 and ENV1 of Colchester Borough Councils Core Strategy (2008).

19.0 Informatives

(1) ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note Advisory Notes for the Control of Pollution during Construction & Demolition Works for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.

(2) All works affecting the highway should be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made by initially telephoning 08456 037631.

(3) PLEASE NOTE The submitted scheme of archaeological investigation should be in accordance with an agreed brief. This can be procured beforehand by the developer from Colchester Borough Council. Please see the Council's website for further information: <http://www.colchester.gov.uk>

20.0 Positivity Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.