

AMENDMENT SHEET

Planning Committee 1 October 2015

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.3 151331 – Eld Lane Square, Colchester

The objection submitted on behalf of River Island (the attached retail unit tenant) has now been formally withdrawn and they no longer object to the development.

Condition 17 Reason to read “in accordance with the requirements of sections 72(1) and 66(1) of the”

Additional condition 20 to be added to require agreement of detailed levels prior to commencement of development.

7.4 150702 – Homecroft, Chapel Lane, West Bergholt

Add to end of para 15.3

Further comment has been received stating that the proposal has annexed the highway verge into the site and the plans should not therefore be approved and that the scheme should provide adequate pedestrian escape from traffic. Highways at Essex County Council have seen these comments and still maintain that they have no objection to the proposal and the agent has also recently supplied plans at a greater scale that clearly show that a verge would be continued to be provided outside Plot 1. The agent has also stated ‘It will be noted that the proposed picket fence and hedge planting will be behind the root line of the previous hedge and that the verge will remain and will in fact be wider than previously due to the thick hedge having been removed’.

Some concern has been expressed by neighbours that the planting behind the proposed picket fence would limit the visibility splay for vehicles leaving Valley View cul-de-sac. Again it is noted that Highways have not objected to any part of the proposal and that Condition 5 of the suggested conditions requires the provision and retention of a visibility splay. It is also noted that the landscaping shown on the plans at the moment is indicative and would ultimately be subject to landscaping conditions as outlined in Conditions 9, 10, 11 and 12.

7.5 151611 – 78 Maldon Road, Colchester

Amended plans have been received showing the south elevation of the dormer, the revised new access into the building and a revision to the front extension to include brick detail below the eaves.

In addition it should be noted that the building is currently two storey in terms of its internal layout (not three storey as referred to in the Committee report). Internal alterations will result in it being three storey internally but there is no increase in the overall height of the roof.