

# **AMENDMENT SHEET**

**Planning Committee**

**17 September 2015**

## **AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED**

### **7.1/7.2 Land at Stane Park, Stanway**

Stane Park

146486 (phase 1 a)

150945(phase 1 b)

“ECC Highway authority comment in respect of 150945 (phase 1b)

From a highway and transportation perspective the highway Authority has no comments to make on the proposal.

The proposal is in accordance with the Highway Authority's Development management Policies as adopted as County Council Supplementary Guidance in February 2011”

Since the Committee report was prepared and published a further 39 comments have been received since the report coming into the public domain. The breakdown of these is as follows:-

31 support  
9 object

#### **Support based on:-**

- 10 stanway needs more leisure
- 7 local jobs are important (+ better than vacant land)
- 5 safer environment than Town centre and family friendly
- 5 investment at Stanway will reduce spending at sites outside borough (eg Braintree )
- 5 high parking charges in Town Centre is killing TC
- 5 living on west side of Colchester this is needed
- 4 do not want to dine in Town Centre but want local facilities
- 3 Town Centre problems not solved by refusing Stane Park applications (TC= high rents, high parking charges poor public transport, poor environment)
- 3 Town centre is unpleasant and filthy whereas Stane Park will be attractive
- 2 Colchester needs the financial investment
- 2 proposal welcomed
- 2 competition is good
- 2 do not make another short-sighted decision like John Lewis

And 1 each for the following:-

Getting to Town centre by bus is not always easy  
Site has been vacant for 20 years  
Few residents will be affected  
Flexible jobs important for young people  
Proposal still leaves employment land available  
Site close to A12 so will avoid congestion

**Objection based on:-**

- 6 harm to Town centre
- 2 Colchester needs this employment land with its good accessibility

and 1 for each of the following:-

poor design

eateries are not leisure the area needs leisure for wellbeing

It needs to be made clear that the applicant has offered the following by way of a S106 Agreement in the event of planning permission being granted

- Make land available for highway works and to fund those works to resolve local historic congestion issues
- A £25,000 contribution towards highway works required to mitigate direct impact of development
- Providing road for bus link with Wyvern Farm

The applicant has asked for the longer history of the site to be identified and has provided the following:-

The Phase 1A/Phase 1B site has formed part of a number of planning applications for development over a wider area incorporating land to the north and east.

- O/COL/95/0953 – Outline application for use of land for employment uses within Classes B1, B3 and B8, together with ancillary highway and landscaping works – Refused (1996)
- COL/97/0841 – Use of land for car boot sales on Sunday between March to October – Refused on appeal (1998)
- COL/98/0729 – Use of land for the storage of four portable toilets in connection with the use of land for car boot sales – Refused (1998)
- O/COL/99/1533 – Outline application for development to include park and ride complex, railway halt, pedestrian/cycle track bridge over A12 and an information technology park (B1 use) – Application withdrawn
- O/COL/99/1534 – Construction of low energy headquarters building for information technology use (B1 use) – No decision made
- O/COL/01/0008 – Outline application for development to include park and ride complex, railway halt, pedestrian/cycle track bridge over A12 and an information technology business park (B1 use) – Application withdrawn (2007)

Land to the north, a small part of which lies within the Phase 1B site boundary, was the subject of an outline application for an 'Incubator and Business Development Park' submitted in May 2006. The application was recommended for approval in May 2007 (subject to a Section 106 Agreement) but was withdrawn in May 2010.

- O/COL/06/0891 – Outline application for Incubator and Business Development Park comprising a proposed mix of uses as follows: A2 (financial and professional services) use - 5%, B1 (Business) and B2 (General Industry) use - 90% and B8 (Storage and Distribution) Use - 5% - Application withdrawn (2010).

In a supporting statement the applicant's agent highlights what are seen as the following benefits arising from the Stane Park proposals

- Job creation
- Guaranteed delivery not speculative
- Local jobs
- Jobs in a growing sector
- Training and development
- Place making design quality
- Improved pedestrian and cycle connectivity
- Specific market and locational requirements satisfy sequential test
- Relief of congestion
- Securing BREEAM very good
- Enhanced health impact