

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because Colchester Borough Council is the applicant. The application is for a non-material amendment concerning bin areas and external plant. As these applications involve only a minor change to an approved development they would normally be determined by officers under the scheme of delegation.

2.0 Synopsis

- 2.1 The key issue for consideration is the suitability of the proposed location for the external plant and bin store compounds compared to the approved location. The conclusion is that the proposed location will be less prominent in the street scene and is therefore acceptable.
- 2.2 The application is subsequently recommended for approval as a non-material amendment to application reference 151825.

3.0 Site Description and Context

- 3.1 The site is on Sheepen Road immediately to the west of the Middleborough roundabout. Sheepen Road links the Middleborough Roundabout to the Avenue of Remembrance and provides access to Colchester Borough Council offices, Colchester Institute, a small retail park, allotments, a car dealership, a small number of residential properties and St Helena School.
- 3.2 Planning permission was granted for the erection of two office buildings in November 2015, one building is now occupied. Work has not commenced on the second building and this application proposes a minor change to the approved development.

4.0 Description of the Proposal

- 4.1 The application is for a non-material amendment and proposes a revised Location for the external plant and bin store compounds.
- 4.2 Members may recall they considered a non-material amendment application in December 2017 for a small reduction in the footprint of the approved second building and a revised layout for a small increase in the number of parking spaces.

5.0 Land Use Allocation

- 5.1 The site is within a Mixed Use area on the Proposals Map. Appropriate land uses in Mixed Use Centres are defined in the Core Strategy and offices are identified as a primary use.

6.0 Relevant Planning History

- 6.1 151825 – proposed phased development of two office buildings and associated buildings, parking and landscaping. Approved 6 November 2015
- 6.2 151826 – totem board to front of building. Approved 6 November 2015
- 6.3 161291 printed site hoarding temporary consent (hoarding has now been removed)
- 6.4 163132- Directional sign. Approved 20 January 2017
- 6.5 171236 – agents letting board – temporary consent 10 July 2017
- 6.6 172815 Non Material Amendment - smaller building footprint, revised parking layout. Approved

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 be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

SD1 - Sustainable Development Locations
CE2 - Mixed Use Centres
UR2 - Built Design and Character

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity

- 7.4 Some “allocated sites” also have specific policies applicable to them. The adopted Site Allocations (adopted 2010) policies set out below should also be taken into account in the decision making process:

SA CE1 Mixed Use Sites

- 7.5 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

External Materials in New Developments

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.

No one is affected by this non-material amendment and no consultation was necessary.

9.0 Parish Council Response

- 9.1 N/A

10.0 Representations from Notified Parties

- 10.1 The application is for a non-material amendment which does not impact on any neighbouring premises and notification was not necessary. The adjacent land is owned by the Borough Council and is operated as a lorry/coach park.

11.0 Parking Provision

- 11.1 Parking provision is unaffected by this amendment.

12.0 Open Space Provisions

- 12.1 The application relates to commercial development and there is no open space requirement.

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 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 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

- 15.1 The main issues in this case are:

The Principle of Development

- 15.2 This application proposes a non-material amendment to an application granted planning permission in 2015, the principle of the development is therefore already established.
- 15.3 The approved development includes a compound for external plant and a bin store close to Sheepen Road and adjacent to an area of landscaping along the road frontage.

Design and Layout

- 15.4 Planning permission has already been granted for the external plant and bin store compound and this amendment is simply for a revised location. A 2m high vertical lapped timber boarding fence stained deep green will enclose the area. The details will match the compound provided for building one.

Scale, Height and Massing

- 15.5 There is no substantive change proposed.

Impact on the Surrounding Area/Neighbouring Properties

- 15.6 There will be a positive impact as the compound has been moved from the Sheepen Road frontage to a location adjacent to the vehicular access.

Amenity Provisions

- 15.7 The relocation of the compound will improve the appearance of the scheme from Sheepen Road and thereby will enhance public amenity.

Landscape and Trees

- 15.8 The landscaped area fronting the road will be extended to include the area of the compound.

Highway Safety and Parking Provisions (including Cycling)

- 15.9 The vehicular access and parking provision is unaltered by this amendment.

Public Open Space Provision

- 15.10 There is no public open space as the scheme is commercial in nature (office development).

Private Amenity Space Provision

15.11 N/A

Parking Provision

15.12 The parking provision is unchanged from the extant consent.

Other Matters

15.13 None identified.

16.0 Conclusion

16.1 To summarise, this non-material amendment raises no material planning issues and will in fact have a positive impact on amenity. It is recommended the non-material amendment is approved. The conditions on the original planning permission, application 151825, will still be in force and no new conditions are therefore required.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is that the revised location for the external plant and bin store compound shown on drawings 1992 DE10-04 revision B and 1842 PI 10-L1 revision G is approved as a non-material amendment to application 151825.