

AMENDMENT SHEET

Planning Committee
26 April 2018

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

- 7.2 180057 – Garrison Area J2B, Circular Road North, Colchester

Condition 35 to be amended to read:-

Prior to the occupation of any building, a scheme to prevent indiscriminate car parking on areas of public open space within the application site or immediately adjacent to it (including a timeframe for its implementation) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

Reason: As before

- 7.3 180540 – Land at Hill House, Carters Hill, Boxted

Corrections/Amendments:

- 1) Paragraph 15.20 states “The Parish, along with ward councillors, has raised concerns about pedestrian visibility at the south-eastern corner where an island crossing links the site to a footway outside of Seven Gables. The corner is, at certain times of year, filled with vegetation and outgrowth, making visibility difficult.”

This should actually read “across Straight Road from the development site side to the house called ‘Pembroke’” which is approximately 50 metres further to the west.

- 2) Pursuant to this issue, Councillors Arnold and Chapman have made the following request:

“It would greatly improve road safety and highway drainage if local volunteers could gain access to the ditch and verge from the application site to keep them clear; it cannot be done from the highway side because it is too dangerous. One resident living opposite the site has agreed to organise this clearance if we make it possible by providing access from the north-western side of the ditch as part of the application site landscaping. The required site screening could then be planted below or to the northwest of the retained trees.”

It is proposed to include this as an additional condition, distinct from the main landscaping scheme conditions, in the interests of clarity.

“Prior to the occupation of any of the units hereby approved, the applicant shall provide details of access arrangements to the south-western part of the site. Such arrangements shall be in place in perpetuity.

Reason: To allow volunteers and other third parties safe access to the site in order to clear vegetation to ensure safe visibility for pedestrians.”

- 3) Conditions 5 and 6 currently refer to “Plots B+C”, this should properly read “Plots 1 + 2.” The applicant has actually used a wider visibility splay than that suggested (2.4 x 55m) because of the curvature of the road, therefore condition 6 will have to be slightly amended to include the words “a minimum of.”
- 4) Conditions 10, 15 and 16 are duplicates from the Outline permission. The Construction Method Statement condition (15 here, 11 at Outline) has already been discharged and the Residential Travel Plan (16 here, 5 at Outline) was submitted in detail at Outline. All of these conditions, therefore, can be removed from the Reserved Matters permission.
- 5) Additional conditions are proposed to: i) Remove PD rights for porches and roof alterations and; ii) Ensure that garages are retained as such.
- 6) Paragraph 15.21 refers to vegetation causing problems of visibility. The applicant has stated that this is outside of its site. The Highway Authority has confirmed that “the vegetation which grows outward over the highway verge (where the roots are behind the boundary treatment) is the responsibility of the adjacent landowner to maintain clear of the highway.” That is where the limit of the developer’s responsibility ends and the Highway Authority’s begins.

As to whether the developer could or should be licensed to carry out works on the highway which involve the removal or reduction of vegetation (which is rooted on the highway), the Highway Authority has advised: “If it is for highway reasons i.e. sight lines, encroachment onto carriageway or footway it would be reasonable. Otherwise it could be difficult”.

Thus it is confirmed that the developer is responsible for anything rooted on their site and should reduce this back from the highway boundary and the Highway Authority is responsible for anything rooted on its own land. The inclusion of a clause stating that “vegetation should remain clear of the highway boundary” as per paragraph 15.21 will remain, but the clause will be worded to refer to *vegetation which is rooted on the site*.

- 7) In relation to proposed condition 3 (“Full Landscape Proposals”), for the avoidance of doubt the landscape layout is largely satisfactory and conforms with the Neighbourhood Plan proposals, therefore the broad layout does not require discussion. However, our Landscape Planner has sought clarification over a number of detailed points (lighting, kerbs, species and so on) which will be covered by condition 3. There is some overlap between conditions 2 and 3, but your Officers feel that this is the best way to proceed.

7.5 173115 – Fletchers Farmhouse, Rams Farm Road, Fordham

New Paragraph 1.2

“It should be noted for the purpose of transparency that the applicants are related to the Council’s Planning and Housing Manager.”