

AMENDMENT SHEET

Planning Committee
3 February 2022

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.2 212716 – Barn at Oak Farm, Vernons Road, Wakes Colne

One letter objecting to the proposal has been received and therefore, section 10.0 of the report requires updating. Furthermore, amendments have been made to the wording of certain condition reasons to ensure that the reasons for imposing these conditions is clear and precise, these relate to the impact of the setting of a Listed Building and to protect a Non-Designated Heritage Asset.

10.0 One letter of objection has been received from a member of the public. This is summarised below:

Comments	Office Response
The site lies outside the development limits, local plan and within open countryside	Comments noted and this is discussed within section 16.1 of the committee report
This proposal would result in extra traffic using a narrow country lane which is a danger to pedestrians and cyclists	Comments noted. However, due to the limited nature of the proposal and that it is creating one additional dwelling it is not considered that this would result in a significant increase in the number of vehicles accessing the site, to the detriment of highway safety
The approval would set a precedent for further developments	Comments noted. However, each application and site would be assessed on its own merits.
A car(s) would be required in this location – Roads in Colchester are already congested	Comments noted
Abundance of new houses within the Colchester Borough	Comments noted
The proposal would also impact on wildlife, ecology and light pollution within the countryside	Comments noted and discussed within section 16.6. An appropriate assessment has been provided and a condition has been recommended to ensure that the recommendations made are complied with.

The following conditions have been amended (further explanation within the reason for imposing the conditions):

3. ZLY – Listed Building Materials

Prior to their inclusion in the development hereby approved samples of the materials (including weatherboarding, brickwork and metal roof sheets) to be used in the construction of the external surfaces of the works hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in strict accordance with the approved details.

Reason: In order to preserve the historic character of the *non-designated heritage asset and setting of a* listed building.

9. ZLQ – Schedule of Repairs/Works

Prior to the commencement of any works, a full schedule and specification of works and repairs has been submitted to and approved, in writing, by the Local Planning Authority. The works shall thereafter be carried out in full accordance with the approved details.

Reason: In the interests of preserving the character and appearance of the *non-designated heritage asset and the setting of the* listed building.

13. Z00 - Non Standard Condition – Insulation

Prior to the commencement of any works, details of the methods of insulation for the walls, floors and ceilings, including 1:5 sections through walls and ceilings, shall have been submitted to and approved in writing by the local planning authority. The works of insulation shall be carried out in accordance with the approved details.

Reason – To ensure that the approved works are carried out without detriment to the historic fabric, character and appearance of the *non-designated heritage asset and setting of the* listed building where there is insufficient information within the submitted application.

14. Z00 – Non standard Condition - Mezzanine

Prior to commencement of any works full details of the new structural frame to support the mezzanine separate from the historic timber frame shall have been submitted to and approved in writing by the local planning authority. Works shall be carried out in accordance with the approved details.

Reason– To ensure that the approved works are carried out without detriment to the historic fabric of the *non-designated heritage asset* where there is insufficient information within the submitted application.