



Colchester  
City Council

# Planning Committee Meeting

**Grand Jury Room, Town Hall, High Street,  
Colchester, CO1 1PJ  
Thursday, 15 June 2023 at 18:00**

**The Planning Committee** deals with planning applications, planning enforcement, public rights of way and certain highway matters. If you wish to come to the meeting please arrive in good time. Usually, only one person for and one person against each application is permitted.

# Information for Members of the Public

## Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published.

Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

## Have Your Say!

The Council welcomes contributions and representations from members of the public at most public meetings. At Planning Committee meetings, other than in exceptional circumstances, only one person is permitted to speak in support of an application and one person in opposition to an application. If you would like to speak at a meeting and need to find out more, please refer to the Have Your Say! arrangements here:

<https://colchester.cmis.uk.com/colchester/HaveYourSay/HYSPlanning.aspx>.

## Audio Recording, Streaming, Mobile phones and other devices

The Council audio records and streams public meetings for live broadcast over the internet and the recordings are available to listen to afterwards on the Council's website. Audio recording, photography and filming of meetings by members of the public is also welcomed. Phones, tablets, laptops, cameras and other devices can be used at all meetings of the Council so long as this doesn't cause a disturbance. It is not permitted to use voice or camera flash functions and devices must be set to silent. Councillors can use devices to receive messages, to access meeting papers and information via the internet. Looking at or posting on social media by Committee members is at the discretion of the Chairman / Mayor who may choose to require all devices to be switched off at any time.

## Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

## Facilities

Toilets with lift access, if required, are on each floor of the Town Hall. A water dispenser is available on the first floor.

## Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

telephone (01206) 282222 or textphone 18001 followed by the full number you wish to call

e-mail: [democratic.services@colchester.gov.uk](mailto:democratic.services@colchester.gov.uk)

[www.colchester.gov.uk](http://www.colchester.gov.uk)

**COLCHESTER CITY COUNCIL**  
**Planning Committee**  
**Thursday, 15 June 2023 at 18:00**

**The Planning Committee Members are:**

Cllr Lilley  
Cllr Barton  
Cllr Davidson  
Cllr Hogg  
Cllr Mannion  
Cllr MacLean  
Cllr McCarthy  
Cllr McLean  
Cllr Tate  
Cllr Warnes

Chair  
Deputy Chair

**The Planning Committee Substitute Members are:**

All members of the Council who are not members of this committee and who have undertaken the required planning skills workshop training:-

**Councillors:**

Cllr Arnold  
Cllr Buston  
Cllr Goacher  
Cllr Law  
Cllr Naylor  
Cllr Rippingale  
Cllr Smalls  
Cllr Willetts

Cllr Bickersteth  
Cllr Cory  
Cllr Hagon  
Cllr Laws  
Cllr Nissen  
Cllr Rowe  
Cllr Smith  
Cllr J. Young

Cllr Bloomfield  
Cllr Dundas  
Cllr Harris  
Cllr Lissimore  
Cllr Pearson  
Cllr Scordis  
Cllr Sommers  
Cllr T. Young

Cllr Burrows  
Cllr Ellis  
Cllr Kirkby-Taylor  
Cllr Luxford-Vaughar  
Cllr Powling  
Cllr Scott-Boutell  
Cllr Sunnucks

# **AGENDA**

## **THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING**

### **(Part A - open to the public)**

**Please note that Agenda items 1 to 2 are normally dealt with briefly.**

An Amendment Sheet is published on the Council's website by 4:30pm on the day before the meeting and is available to view at the bottom of the relevant Planning Committee webpage. Please note that any further information for the Committee to consider must be received no later than 5pm two days before the meeting in order for it to be included on the Amendment Sheet. With the exception of a petition, no written or photographic material can be presented to the Committee during the meeting.

#### **Live Broadcast**

Please follow this link to watch the meeting live on YouTube:

[\(107\) ColchesterCBC - YouTube](#)

#### **1 Welcome and Announcements**

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

#### **2 Substitutions**

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

#### **3 Declarations of Interest**

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other registerable interest or non-registerable interest.

#### **4 Urgent Items**

The Chairman will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

#### **5 Have Your Say (Hybrid Planning Meetings)**

At meetings of the Planning Committee, members of the public may make representations to the Committee members. This can be made either in person at the meeting or by joining the meeting remotely and addressing the Council via Zoom. These Have Your

Say! arrangements will allow for one person to make representations in opposition and one person to make representations in support of each planning application. Each representation may be no longer than three minutes(500 words). Members of the public wishing to address the Committee either in person or remotely need to register their wish to address the meeting by e-mailing [democratic.services@colchester.gov.uk](mailto:democratic.services@colchester.gov.uk) by 12.00 noon on the working day before the meeting date. In addition for those who wish to address the committee online we advise that a written copy of the representation be supplied for use in the event of unforeseen technical difficulties preventing participation at the meeting itself.

These speaking arrangements do not apply to councillors who are not members of the Committee who may make representations of no longer than five minutes each

## 6 Minutes of Previous Meeting

The Councillors will be invited to confirm that the minutes of the meeting held on 27 April 2023 and 24 May 2023 are a correct record.

**2023-04-27 CCC Planning Committee Minutes** 7 - 14

**2023-05-24 CCC Planning Committee Minutes - Annual Meeting** 15 - 16

## 7 Planning Applications

When the members of the Committee consider the planning applications listed below, they may decide to agree, all at the same time, the recommendations in the reports for any applications which no member of the Committee or member of the public wishes to address the Committee.

7.1 **220526 Land Adjacent to 67, Braiswick, Colchester, CO4 5BQ** 17 - 52

Application for approval of reserved matters following outline approval 191522 - erection of 27 dwellings and associated development.

7.2 **223013 Bypass Nurseries, Dobbies Lane, Marks Tey, Essex, CO6 1EP** 53 - 74

Application for Change of use of land to B8 storage, retention of portable cabin for ancillary office, retention of earth bunds, proposed buildings for storage.

7.3 **222429 Myland Lodge 301a Mile End Road, Colchester, CO4 5EA** 75 - 94

Application for part demolition of former horticultural buildings, conversion of a barn to residential use and erection of 4 no. dwellings with garages and access.

7.4 **230380 Land adj to, 179B Shrub End Road, Colchester, Essex, CO3 4RG** 95 - 112

Application for a new 3 bedroom Art-deco influenced dwelling and separate garage. (Revised drawings).

- 7.5    **230777 Kroonstadt, 63 London Road, Copford, Colchester, CO6 1LG**    113 - 122

Proposal for a change of use of a section of residential garden into secure dog exercise field.

- 7.6    **230775 The Stanway School, Winstree Road, Stanway, Colchester**    123 - 134

Application for retrospective stationing of demountable structure to form a Clubhouse.

- 8       **Revised procedures for S106 Developer Contributions**    135 - 142

The Planning Committee are invited to approve the revised scheme of delegation in relation to the S106 Spend Release Protocol

- 9       **Exclusion of the Public (not Scrutiny or Executive)**

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

- Planning Committee Information Pages v2**    143 - 154

## **Part B**

### **(not open to the public including the press)**