

# AMENDMENT SHEET

Planning Committee

29<sup>th</sup> July 2021

## AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

- 7.1 190665 - Land between Via Urbis Romanae and Mill Road, Land south of Axial Way, Colchester

Updated description:

Hybrid planning appln - Outline appln for healthcare campus (5ha) of up to 300 older people's homes (C3), 4,300sqm private acute surgical hospital (C2), (1,200sqm.) medical centre (D1), 3,600sqm, 75-bed care home (C2), up to **45100 sqm offices** (B1a); up to 350 homes (C3), with ancillary retail & food & drink of up to 1000m<sup>2</sup> of retail (A1), up to 500m<sup>2</sup> of food and drink (A3), digital network of ultra fast broadband; 2 points of vehicular access from public highway, pedestrian boulevard & community green (4.5ha). All matters apart from access to be reserved in relation to outline elements of proposals. Detailed consent for a 1st phase of infrastructure to include the creation of a pedestrian boulevard and associated landscaping, and a renewable energy centre & heat distribution network

55742sqm offices was reduced to 45100 sqm to overcome highway issues and was part of the highway modelling/mitigation as referenced in the report.

Amend figures in conditions 9 and 25 appropriately.

Developer Contributions - DT update changes slightly the suggested break down set out in the officer's report with principally the Community contribution has been increased from £200K to £300K together with a small archaeology contribution made to update the HER (£753) with the remainder assigned to Education. No change to NHS CCG (as per request). Changes in bold below:

DT Chair (Karen Syrett) – The scheme is not viable due to the enabling role it provides in relation to the Sports Park north of the A12. There is £2.3m available

in financial contributions, in addition to the inclusion of 30% affordable housing. The £2.3m should be allocated as follows;

- **£300,000** towards the refurbishment of the former rugby club building
- £82,751 – RAMS
- **£753 – archaeology**
- £333,200 – health
- Remainder (approx.. £1.6m for education)

Other development costs;

- 30% affordable housing
- Provision of electric charging points (condition)
- Provision of cycling facilities (condition)
- Improvement at the VUR/Axial Way/United Way junction

## 7.2 210088 – Former Museum Resource Centre, 14 Ryegate Road, Colchester

Updated description:

Application for the conversion of the building from Class D1 (Museum) to Residential Use (Class C3): **30 Student Flats and 6 Apartments** with cycling provision & bin storage. (CORRECTED DESCRIPTION & REVISED KEY ON DRAWINGS)

Updated drawings removing the Student Studios; they have now become flats and will have access to the shared kitchen/lounge facilities. One flat has been omitted from the First floor to create a shared lounge. This results in 30 Student Flats and 6 Apartments.

Private Sector Housing confirm: “the removal of the cooking facilities and not making these rooms self-contained, as well as access to the communal living/ kitchen for all occupants areas means the minimum space standards are met.”

Highways Authority have confirmed same conditions

## 7.7 211411 – Newpots, Newpots Lane, Peldon

Drawing labelled Proposed Modular Office and drawing reference 001 have been revised showing minor changes to proposed site layout.