

Planning Committee Meeting

**Council Chamber, Town Hall, High Street,
Colchester, CO1 1PJ**

Thursday, 30 May 2019 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. Attendance between 5.30pm and 5.45pm will greatly assist in enabling the meeting to start promptly.

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, Mobile phones and other devices

The Council audio records 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.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,
Colchester, CO1 1JB

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

e-mail: democratic.services@colchester.gov.uk

www.colchester.gov.uk

COLCHESTER BOROUGH COUNCIL
Planning Committee
Thursday, 30 May 2019 at 18:00

The Planning Committee Members are:

Councillor Lyn Barton
Councillor Andrew Ellis
Councillor Pauline Hazell
Councillor Brian Jarvis
Councillor Cyril Liddy
Councillor Andrea Luxford Vaughan
Councillor Jackie Maclean
Councillor Philip Oxford
Councillor Martyn Warnes

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:

Christopher Arnold	Kevin Bentley	Tina Bourne	Roger Buston
Nigel Chapman	Peter Chillingworth	Helen Chuah	Nick Cope
Simon Crow	Robert Davidson	Paul Dundas	John Elliott
Andrew Ellis	Adam Fox	Theresa Higgins	Mike Lilley
Sue Lissimore	Sam McCarthy	Patricia Moore	Beverley Oxford
Gerard Oxford	Chris Pearson	Lee Scordis	Lesley Scott-Boutell
Lorcan Whitehead	Dennis Willetts	Julie Young	Tim Young

AGENDA
THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING
(Part A - open to the public)

Please note that Agenda items 1 to 6 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.

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 Have Your Say! (Planning)

The Chairman will invite members of the public to indicate if they wish to speak or present a petition on any item included on the agenda. Please indicate your wish to speak at this point if your name has not been noted by Council staff.

These speaking provisions do not apply to applications which have been subject to the Deferral and Recommendation Overturn Procedure (DROP).

3 Substitutions

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

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 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 pecuniary interest or non-pecuniary interest.

6 Minutes of 4 April 2019

7 - 12

The Councillors will be invited to confirm that the minutes are a correct record of the meeting held on 4 April 2019.

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 182220 Fiveways Fruit Farm, Heath Road, Stanway, Colchester

13 - 62

Part detailed/part outline planning permission for up to 420 residential units, with associated access, parking, servicing, open space and amenity space, landscaping, and utilities (details for means of vehicular access to the site only).

7.2 190424 Land at East Bay Mill, 19 East Bay, Colchester

63 - 108

Construction of 20 residential units together with parking, landscaping and associated works, including refurbishment of the existing Grade II Listed Granary Barn.

7.3 190425 Land at East Bay Mill, 19 East Bay, Colchester

109 -
126

Listed Building Consent for the construction of 20 residential units together with parking, landscaping and associated works, including refurbishment of the existing Grade II Listed Granary Barn.

7.4 181783 Coopers Beach Holiday Park, Church Lane, East Mersea, Colchester

127 -
150

Conversion of existing barns and stables to 18 self-catering holiday accommodation units and for the erection of 14 new holiday cottages.

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| 7.5 | 190079 New Barns, Church Lane, Stanway, Colchester | 151 -
164 |
| | Removal of condition 3 of planning permission 101276 (dated 24 Aug 2010) stating 'The building hereby permitted shall only be occupied by dependent relatives of the residents of the main dwelling on this site known as Stirling Lodge and the planning unit shall not be subdivided, separated or altered so as to create two or more dwelling units'. (Retrospective Application). | |
| 7.6 | 172873 West House Farm, Bakers Lane, Colchester | 165 -
180 |
| | Change of use of land from agriculture and erection of 6 holiday lets | |
| 7.7 | 190649 Jacks, 5 St Nicholas Street, Colchester | 181 -
186 |
| | Increase in roof height to enable installation of roof insulation, while permitting internal exposure of some existing roof structure. New double doors to shopfront. | |
| 8 | Request for Deed of Variation to the Hill Farm, Carters Hill, Boxted Section 106 Agreement in respect of mortgagee exclusion | 187 -
190 |
| | Report by the Assitant Director Policy and Corporate concerning a Deed of Variation to the Hill Farm, Boxted agreement in respect of mortgagee exclusion. | |
| 9 | Application to discharge or revoke an existing Section 106 Agreement, Planning Application No 190821 | 191 -
194 |
| | Report by the Assitant Director Policy and Corporate concerning an application regarding planning application no 190821 to discharge or revoke an existing Section 106 Agreement - Peldon Rose Public House and Rose Barn, Mersea Road, Peldon, Colchester | |
| | Planning Committee Information Pages v2 | 195 -
206 |
| 10 | 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). | |

Part B

(not open to the public including the press)

