

# **AMENDMENT SHEET**

**Planning Committee  
4 February 2016**

## **AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED**

### **7.1 152120 – Land adjacent to Chapel Road, Tiptree**

Following amendment to Tiptree; ECC has confirmed an education contribution is not required.

At page 25 officer comment should say ... the sequential test is satisfied.

### **7.2 143715 – B & Q Warehouse, Lightship Way, Colchester**

Additional correspondence received:

1. Peter Kay on behalf of Colchester Bus Users Group. Seeks further bus services to serve Greenstead community in addition to proposed upgrade of route No.61. he suggests that this would be inadequate;
2. An updated highway works drawing- reference no. 120729A/SK/05 Revision F has been received which incorporates the narrowing of the island as requested by ECC Highways. The drawing includes a note to state that guard railing will be reviewed at detailed design stage as requested. On this basis officers confirm that condition 17 can now be removed as it is no longer required, and the drawing reference in Condition 19a updated to state 120729A/SK/05 Rev F.
3. Will Bramhill of the Colchester Cycle Campaign has submitted a further representation expressing regret that CBC has not sought an Air Quality Impact Report and provides a link to some survey data carried out by a student in Colchester. Officer Comment: Given that the B & Q store is an existing retail unit, the request for an AQMA was considered unreasonable in the circumstances.

4. A second further representation from Will Bramhill states "Colchester Cycling Campaign is grateful to CBC planning officers for insisting on a £100,000 planning contribution towards creating a cycle/pedestrian bridge at the Hythe. Dual use of this bridge is vital if this Sainsbury store is to even approach sustainability in terms of share of transport mode." He requests that the shared-use path along Lightship Way extends the full length of the road from the junction of Colne Causeway to the approaches of the bridge and includes a dropped kerb opposite the exit from Ballantyne Drive (to allow cyclists to access the Wivenhoe Trail via Ballantyne Drive). *Officer comment: This is not possible as Lightship Way is unadopted currently.*
5. A resident of Hawkins Quay has written in support of the proposals and especially the proposed s.106 clauses. Concerns are expressed regarding safety for those crossing Colne Causeway/Eastern Approach to access Tesco's, it is considered that the proposed superstore will be a safer option for residents in the vicinity. The proposal is considered to represent "an exciting opportunity to improve the Quays area".
6. Conditions: Representations have been received from the applicants regarding the justification for some of the conditions and officers are seeking further information to ascertain the need for certain of the conditions proposed. Officers propose to amend condition 1 to three years in lieu of two as stated. Condition 13 is agreed for deletion as unnecessary and condition 17 amended as detailed in 2. Above. Following confirmation Environmental Protection have agreed that conditions 9 and 10 may be deleted. In the event that members are minded to approve the proposal. An additional condition is suggested to provide for lighting of Lightship Way from within the curtilage of the store. Officers request delegated powers to amend the suggested conditions as is considered appropriate.

### 7.3 152182 – 36-40 Crouch Street, Colchester

Confirmation that there is no Parish Council in the Castle Ward.

Colchester Cycling Campaign recommends that the cycle rack meets ECC cycle parking standards. Trust fitment will be monitored.

Comment reiterated FOR AND ON BEHALF OF PRIORY COURT OWNERS ASSOCIATION :

"The leaving of rubbish outside of the bin store of Block B is detrimental to the general appearance and tidiness of the street scene and can impinge upon the parking space of Flat 14.

The Lease conditions make provision for this division of waste between Blocks A & B and the locking off of Block A's store is a Breach of the 125 Year Long Leases' conditions."

Would like photographs of rubbish displayed.

7.5 152331 - 41 Victoria Road, Colchester

An updated block plan has been submitted showing the neighbouring properties accurately on either side.

A neighbour has reiterated concerns about the scheme and the fact that plans didn't show the most recent works to neighbouring properties.