

AMENDMENT SHEET

Planning Committee
6 July 2017

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.2 170997 – Hill House, Carters Hill, Boxted

Two late representations were received from Boxted Parish Council and Councillor Christopher Arnold. The Parish Council does not object to the proposed development while Cllr Arnold requires, in summary, that there is sufficient space and visibility along the southern boundary of the site for children to safely cross the road and that there should be no trees or shrubs planted in positions where their growth is likely to obstruct existing signage or the line of sight of children waiting to cross the road.

Cllr Arnold's comments are noted. Landscaping is not a matter to be considered as part of this outline application, however, the indicative site layout shows that a number of trees are proposed along the southern boundary of the site and these are a welcome feature in terms of visual amenity as they would soften the impact of the proposed development on the surrounding area, thereby creating a village feel. The details of the proposed landscaping however will be assessed at reserved matters stage.

Detailed discussions were held between the Local Planning Authority, Anglian Water and the Environment Agency, as conflicting information in terms of capacity at the Langham Water Recycling Centre was received. Anglian Water have since submitted the following comments:

Upon review with one of my colleagues our previous response was sent in error. We have found that there is not capacity at Langham Water Recycling Centre.

We will send this in an official updated consultation response. It is Anglian Water's statutory responsibility to provide capacity at our Water Recycling Centre's any upgrades which are required are our responsibility at not that of the developers.

As a result of the above, it is proposed to amend condition 13 as follows:

No development shall commence until a detailed wastewater strategy relevant to Anglian Water has been submitted to and approved in writing by the Local Planning Authority. No dwellings shall be occupied until the works have been carried out in accordance with the wastewater strategy so approved unless otherwise approved in writing by the Local Planning Authority.

REASON: To prevent environmental and amenity problems.

The Highway Authority has requested a number of additional conditions:

1. Each internal estate road junction shall be provided with a clear to ground level visibility splay with dimensions of 25m by 2.4m by 25m on both sides. Such visibility splays shall be provided before the road is first used by vehicular traffic and shall be retained free from obstruction clear to ground.

Reason: To ensure intervisibility between users of the highway at or approaching the road junction in the interests of highway safety.

2. Prior to commencement of the proposed development, vehicular turning facilities for service and delivery vehicles of at least size 3 dimensions and of a design which shall be approved in writing by the Local Planning Authority, shall be provided within the site and shall be maintained free from obstruction in perpetuity.

Reason: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

3. No unbound materials shall be used in the surface treatment of the proposed vehicular access within 6m of the highway boundary / throughout.

Reason: To avoid the displacement of loose material onto the highway in the interests of highway safety.

4. Prior to the first occupation of each dwelling on the proposed development, the individual proposed vehicular access for that dwelling shall be constructed at right angles to the highway boundary and to a width of 3.7m and each shared vehicular access shall be constructed at right angles to the highway boundary and to a width of 5.5m and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to the specifications of the Highway Authority.

Reason: To ensure that there is a satisfactory access available at the time when the site becomes occupied in the interests of highway safety.

5. The existing access or any part of an access (dropped kerb) rendered redundant or unnecessary by this development shall be suitably and

permanently closed to the satisfaction of the Local Planning Authority, incorporating the re-instatement to full height of the highway verge/footway/kerbing to the specifications of the Highway Authority, immediately the proposed new accesses are brought into use.

Reason: For the avoidance of doubt as to the scope of this permission as this is the basis on which the application has been considered and any other point of access would need to be carefully considered with regards to highway safety at such a time as it were proposed.

6. Prior to the commencement of development, details of the estate roads and footways (including layout, levels, gradients, surfacing and means of surface water drainage) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure all roads and footways are constructed to an appropriate standard in the interests of highway safety.

7. All carriageways should be provided at 5.5m between kerbed footways or 6.0m where vehicular access is taken but without kerbing.

Reason: To ensure all roads and footways are constructed to an appropriate standard in the interests of highway safety.

8. All footways should be provided at no less than 2.0m in width.

Reason: To ensure all roads and footways are constructed to an appropriate standard in the interests of highway safety.

9. Any new or proposed boundary hedge shall be planted a minimum of 1m back from the highway boundary and 1m behind any visibility splays which shall be maintained clear of the limits of the highway or visibility splays in perpetuity.

Reason: To ensure that the future outward growth of the hedge does not encroach upon the highway or interfere with the passage of users of the highway, to preserve the integrity of the highway and in the interests of highway safety.

10. Any vehicular hardstanding shall have minimum dimensions of 2.9 metres x 5.5 metres for each individual parking space, retained in perpetuity.

Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety.

11. Each tandem vehicular parking space shall have minimum dimensions of 2.9 metres x 11 metres to accommodate two vehicles.
Reason: To ensure adequate space for parking off the highway is provided in the interest of highway safety in order to ensure accordance with the Colchester Borough Development Policies DPD, the Colchester Borough Core Strategy and the Essex County Council Local Transport Plan.

12. Any garage provided with its vehicular door facing the highway or proposed highway, shall be sited a minimum of 6m from the highway boundary.

Reason: To ensure that the vehicle to be garaged may be left standing clear of the highway whilst the garage door is opened and closed, in the interests of highway safety.

7.5 171249 – Oak Tree Centre, 252-276 Harwich Road, Colchester

Due to changes in the construction the plans have been amended by the applicant. The changes will cause no visual difference but condition 2 will need to reflect the amended plan numbers:

Condition 2 will now read:

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 04A, 06A, 09A, 10A and 11.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

A Tree Protection Plan has now been submitted and now condition 3 will read:

No works shall take place until all trees, shrubs and other natural features not scheduled for removal on the approved plans have been safeguarded behind protective fencing of a type set out in the British Standard (see BS 5837) in the position as set out on plan 'Tree Protection for Planning' plan number 11. All protective fencing shall thereafter be maintained during the course of all works on site and no access, works or placement of materials or soil shall take place within the protected area(s) without prior written consent from the Local Planning Authority.

Reason: To safeguard existing trees, shrubs and other natural features within and adjoining the site in the interest of amenity.