

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
8 September 2011 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

10. Amendment Sheet

47 - 49

See Amendment Sheet attached.

AMENDMENT SHEET

Planning Committee
8 September 2011

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

LATE AMENDMENTS HAVE BEEN INCORPORATED INTO THIS AMENDMENT SHEET AND ARE SHOWN AS EMBOLDENED

7.1/7.2 091305 and 081343 – The Jumbo Water Tower, Balkerne Passage, Colchester

Additional representations:

A representation has been received from Colchester and North regarding the future of 'Jumbo'. It states the trustees of the BPT support the work of the Balkerne Tower Trust (BTT) in seeking a public-use solution but are concerned that whilst fundraising continues the planning application has yet to be determined. Officers should present the application to the Planning Committee as soon as possible. If the application is refused it is possible that the owner may be willing to sell the site to the BTT. If the application is approved the owner may market the site for sale and both CBC and BTT will have the opportunity to negotiate a compromise solution. Notwithstanding the above the Councils ability to seek proper preservation of the building via a CPO is compromised by not having determined the application for its conversion.

One letter of support has been received from a member of the group:

'Destination Colchester' stating, on balance, the proposal is of great value to the our town. We will get a major attraction that will draw more visitors to Colchester, provide more jobs and improve our economy, hoping that visitors will spend money in our catering/hotel trade and shops. Please approve this application.';

Additional conditions to cover the following:

- Programme for recording the building before and during construction.
- The submission and approval of a method statement for any cleaning of brickwork required.

- Any other conditions deemed reasonable and necessary to make the development acceptable in planning terms.

7.3 111170 – Land adjacent to Belle Vue Road, Wivenhoe

Applicant has submitted a drawing showing amendments to the access. The amendment shows the retention of the existing front boundary walls but the height being reduced to 600mm where this is within the 1.5m x 1.5m visibility splays. This has been done in order to reduce any new development within the canopy of the retained tree.

Notwithstanding this the Applicant has also agreed to submit an update to the originally submitted arboricultural impact assessment. On this basis it is suggested that the recommendation should be amended to defer and delegate to the Head of Environmental and Protective Services pending the consideration by the Council's Arboricultural Officer of the updated assessment.

Condition 2 should be amended to include the drawing showing the amended access detail. This drawing has no reference number.

Agenda Item 8 – 071786 – The Old Oyster Sheds, Coast Road, West Mersea

This item has been withdrawn from tonight's agenda by the Planning Service Manager in order to allow officers:-

- 1. To redraft the report because it is not entirely clear whether it is a report to consider the case for taking enforcement action in respect of the timber elements of the building or a report to consider the case for deciding whether or the works that have been undertaken conform substantially with condition 17.**
- 2. There has been considerable confusion as to how the concurrent application reference 111285 Variation of conditions 5, 14 & 17 of 071786 fits with the report that has been prepared (Item 8) and it seems to him that the Planning Service has added to the confusion by presenting the report it has in advance of preparing one in respect of 111285. In the circumstances it seems eminently sensible to ensure that both are discussed at the same meeting.**
- 3. He also wants to ensure that all the views of local people are taken into account and he has received some very detailed and informative representations and he wants to ensure that the Planning Service's reports on these matters fully address all the issues raised.**

- 4. He has also been in dialogue with Natural England (NE) and wants to be clear that NE's views are properly represented and that the Council explores the implications of their comments openly and fully in public. (their views relate to 111285).**
- 5. He is also concerned that there are a range of interpretations as to what condition 17 as approved is actually designed to protect in terms of building fabric. This needs clarifying/interpreting.**

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SUPPLEMENTARY AGENDA

Part B

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Pages

There are no Section B Items