

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
15 July 2010 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

11. Amendment Sheet

68 - 71

See Amendment Sheet attached.

AMENDMENT SHEET

**Planning Committee
15 July 2010**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.2 100684 – Hall Road, Tiptree

The Highway Authority has no objection subject to the following conditions:-

Prior to occupation of the development, the access at its centre line shall be provided with a clear to ground visibility splay with dimensions of 2 metres by 90 metres to the west and 2 metres by 90 metres to the east, as measured from and along the nearside edge of the carriageway. Such vehicular visibility splays shall be provided before the access is first used by vehicular traffic and retained free of any obstruction at all times.

Reason: To provide adequate intervisibility between vehicles using the access and those in the existing public highway in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

No unbound material shall be used in the surface treatment of the vehicular access within 10 metres of the highway boundary.

Reason: To provide displacement of loose materials on the highway in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

Prior to occupation of the development the vehicular access shall be constructed at right angles to the highway boundary and to the existing carriageway. The width of the access at its junction with the highway shall not be less than 4.8 metres, shall be retained at that width for 15 metres within the site and shall be provided with an appropriate vehicular crossing of the highway verge.

Reason: To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety to ensure accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

No vehicles associated with the construction of the vehicle access and internal access roads, or the future delivery of the caravans shall use the junctions of Hall Road and Station Road to the north or Hall Road and Maldon Road to the west. All such vehicles shall use the access on Factory Hill to the east and the private tracks.

Reason: The junction to the north and west of the development site are in more residential areas and do not enjoy suitable geometry or visibility splays to efficiently accommodate the heavier traffic. The access on Factory Hill is designed to accommodate this traffic and therefore the risk to the highway user will be lessened. This is in the interests of highway safety and efficiency and in accordance with Policy 1.1 of the Highways and Transportation Development Control policies.

Informatives

1. All works affecting the highway shall be carried out by prior arrangement with, and to the requirements and satisfaction of, the Highway Authority and application for the necessary works should be made to the Area Highways Manager (01206 838600).
2. Where construction of the new vehicle access requires works which affect an existing ditch line or other drainage course all works must be agreed with the Environment Agency prior to commencement.
3. Steps should be taken to ensure that the Developer provides sufficient turning and off loading facilities for construction delivery vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.

Tiptree Parish Council has considered the amended plans and note that Wilkins have now rearranged the site and the living accommodation now falls outside the village envelope. This Parish Council has a policy of objecting to every application that falls outside the envelope and therefore do not support this application.

Officer Comment: The amended plans only relate to the position of the new access. The proposal to locate the mobile homes on the southern part of the site remains unchanged. The existing site is also outside of the village envelope.

Additional objections from local residents have been submitted in respect of the amended access. The objections are on the basis that:-

- The road is narrow and dog walkers/ramblers will have to get onto the grass verge
- New entrance onto Maldon Road leads onto a very sharp bend and will not be safe for car users. Some of the students drive left hand vehicles and this will be dangerous at this junction.
- Increased noise
- Detrimental to this rural area

Condition 10 – Delete “137-P0001B” and insert “1377-P0001C”

The Arboricultural Officer is satisfied that an amended arboricultural report addresses the previously stated matters and is satisfactory in respect of the amended access subject to the recommended conditions and one additional condition:-

“The construction shall take place solely in accordance with the terms of the Methodology Statement received which forms part of this permission, and no other works shall take place that would effect the trees unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt as to the scope of this permission.”

The Landscape Officer has provided the following comment in respect of the amended access:-

“The single hedge extending along the southern site boundary along Ship Inn Lane and returning along the southern part of eastern site boundary along Hall Lane was assessed and found to be classified as ‘important’ under the Regulations.

The proposed main entrance to the southern boundary would be permissible under the Regulations provided the existing field entrance is also proposed to be closed (planted-up) to allow for development of the new entrance. However it is noted that there is no proposal to remove hedgerow to facilitate any required sight lines and such it should be noted that removal would not be permissible under the Regulations.

The proposed footpath link would need to be move to either a natural gap in the hedge (requiring no hedge removal), trough a section of the newly planted hedge along the southern boundary or along the northern part of eastern site boundary along Hall Lane (north of the dividing hedge within the site) which is not protected under HR97.

The Landscape Officer is happy with the landscape content of the proposal subject to the above being secured either as minor amendment or under non-standard condition.”

In view of these comments it is recommended that the recommendation is amended as follows:-

That delegated authority be granted to the Head of Environmental and Protective Services be granted to approve the development subject to the submission of an amended plan that incorporates the aforementioned amendments recommended by the Landscape Officer.

An additional condition is also recommended:-

“The details to be submitted pursuant to 2, 4 and 5 shall comply with the Council’s Landscape Officer consultation response number 146/10/CON dated 15 July 2010, a copy of which is attached hereto.

Reason: For the avoidance of doubt as to the scope of this permission and to safeguard the provision of amenity afforded by the existing landscape features.

7.4 101062 – Lorkin Daniel Playing Field, Lexden Road, West Bergholt

Additional comments from Environmental Control:-

“Further to our previous comments we can confirm that Environmental Control has not received any complaints relating to this use and therefore has no objection to this application”

Comments from Environmental Control regarding floodlighting:-

“The flood lighting has been assessed on site.. It appears to be correctly installed. Although there is a small degree of overspill it is not considered that it warrants any remedial action.

7.5 101086 – Upland Drive, Colchester

Additional condition:-

The new gated access hereby permitted shall not be used in addition to the existing access currently used to maintain the school playing field and shall not be brought into use until such time as the existing access used to maintain the school playing field can no longer be used as a result of any proposals to extend the school, such as detailed in the submitted Design and Access Statement.

Reason: For the avoidance of doubt as to the scope of this permission.

7.6 091539 – Land rear of 185 Shrub End Road, Colchester

Additional Condition:

The use hereby permitted shall not be open for training purposes outside the following times of 8.30 a.m. till 6 p.m. Monday to Friday and not at any time on Weekends, Bank or Public Holidays.

Reason: To safeguard the amenities of nearby residential properties.

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Part B

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Pages

There are no Section B Items