

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
3 February 2011 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

11. Amendment Sheet

129 - 130

See Amendment Sheet attached.

AMENDMENT SHEET

Planning Committee
3 February 2011

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.3 102221 – 12 Morley Road, Tiptree

Amended floor plan received showing dimensions of the garage to accord with the adopted parking standard.

7.9 102326 – Land adjacent Tile House, Tile House Lane, Great Horkesley

3 additional objections to the amended scheme received by e-mail. No new matters raised.

With reference to Paragraph 2.4 of the Committee report, the agent indicates that as a result of amendments to the scheme and creation of additional plots, the Tile House Farm development now comprises 161 houses as opposed to the 149 suggested by the report.

Further comments of DHU officer in respect of amended proposals:-

1. Permeability, Movements and Connections – There is still no continuity and integration with the proposed play area to the south. The “bundling” theme of the playground should be extended to provide an organic edge to this interface. A landscape scheme needs to be submitted to cover the above and the 2 schemes need to be co-ordinated by the landscape officer.
2. Detailing and Materials
 - (a) Larger openings within the main structure should emulate the traditional beam structure of a barn and appear as solid wood frames instead of aluminium. This applies to both entrances and larger windows.
 - (b) The height of the brick plinth should be proportionate to the building’s height, i.e. taller for main building and slimmer (or omitted) on single-storey elements.
 - (c) Black tarmac will not be appropriate for car park and differentiation of articulation, pedestrian and parking space is over fussy. A more organic look can be achieved with a buff coloured macadam for the whole parking area and all pedestrian routes.

Officer Note: To be dealt with under the terms of Condition 3.

- (d) Bin Store – The detached in store should be incorporated into the building in the interests of good townscape.
Officer Comment: The agent has indicated that the bin store must remain an isolated enclosure. For insurance purposes an integral bin store is not acceptable to the client.

Wording of Condition 4 to be amended:-

“The development hereby permitted shall be implemented in all respects strictly in accordance with revised drawing nos. 06.020/PA100/P4 & 5 as returned herewith, stamped approved.”

Wording of Condition 6 to be amended to incorporate at line 3 the wording:-

“These details shall include the integration of the scheme with the play area to the south and wider open space areas and shall include, as appropriate:-“

Additional Condition 15

“Notwithstanding the details shown on the submitted drawings and the requirements of Condition 4, further details of brick plinths and door and window surrounds on both entrances and larger windows on the building’s north and south elevation such that they reflect the solid timber frames of a traditional barn, shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The works shall be carried out wholly in accordance with the agreed details.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity and helps to reinforce local character and identity.”

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
3 February 2011 at 6:00pm**

SUPPLEMENTARY AGENDA

Part B

(not open to the public or the media)

Pages

There are no Section B Items