

**COLCHESTER BOROUGH COUNCIL  
PLANNING COMMITTEE  
19 July 2012 at 6:00pm**

**SUPPLEMENTARY AGENDA**

**Part A**

(open to the public including the media)

**Pages**

**. Amendment Sheet**

**41 - 42**

See Amendment Sheet attached.



# AMENDMENT SHEET

Planning Committee  
19 July 2012

## AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

9.1 120584 – Land adj. Rusty Tiles, Coggeshall Road, Dedham

The Legal Services Manager has advised that Dedham Parish Council ceased to be “legal” from 9 May 2012 and therefore any responses from them after that date cannot have any weight attached to them. Of course, the comments they made before this date still stand. The comments in paragraph 9.1 of the report were submitted before 9 May, but the comments in paragraph 9.2 were submitted after that date. Therefore whilst the Parish Council purported to send this response, the Committee cannot attach any weight to the comments in paragraph 9.2 as it was not correctly approved.

**Two additional representations have been received, referring to potential delays/obstruction and inconsiderate parking on Dedham Meade arising from the proposal, the changing character of the area from recent developments and, loss of value to existing properties.**

**Officer Response**

***The additional access and traffic are matters that ECC Highways would have considered and they do not object to the proposal. It is noted that there has been recent development along the Coggeshall Road; however, this is appropriate in a defined settlement boundary. Property values are not a material planning consideration.***

7.2 120846 – Pearl Walk, Wivenhoe

**The Emergency Planning Officer raises no objection subject to a condition requiring the measures in the Flood Warning and Evacuation Plan to be implemented**

**Extra Condition**

**Prior to the occupation of any of the dwellings hereby permitted the measures set out in the Richard Jackson Flood Warning and Evacuation Plan April 2012 shall be implemented in full.**

**Reason: To ensure residents are protected in time of flood.**

**The following comment was received on Wednesday afternoon. Councillor Ford also raised similar concerns in a telephone call.**

**“This proposal is being made on the grounds that the units are not selling as business units. However I know for certain that at least 3 offers, at or close to the asking price, will be put before the applicant's board this Friday 20th July-- the day after this application is considered. Two of these offers were made a while ago and one is about to be made by someone I know. There is clearly interest in their use as business premises; the nearby business centre is already fully occupied.”**

**The applicant has been asked to respond. If it is not possible to include the response on the amendment sheet it will be reported verbally at the meeting.**

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**SUPPLEMENTARY AGENDA**

**Part B**

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**Pages**

**There are no Section B Items**