

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
5 January 2012 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

. Amendment Sheet

38 - 40

See Amendment Sheet attached.

AMENDMENT SHEET

Planning Committee
5 January 2012

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

- 7.1 111927 – Land to west of Boundary Road, University of Essex, Wivenhoe Park, Colchester

Members are advised that the following comment on the application has been received from Councillor Peter Higgins:

‘Pedestrian access from the proposed development to 'The Quays' and beyond (and from 'The Quays' to the University) is via a footbridge with a dozen ramps. The students that live at 'The Quays' have complained how very awkward and time wasting this is and regularly suggest that direct stair access be added from both sides of the bridge to the overhead walkway across the railway line.

I understand that the bridge itself is owned by a separate company. I suggest that the interested parties talk with a view of providing better pedestrian access to both sides of the bridge and that the matter is dealt with at this stage of the application.

It is important that this matter is resolved now as final approval of the application might make it more difficult to deal with it in future. In any event, pedestrian movement in the area is already very inhibited and this is clearly the opportunity to fix this problem.’

Officer comment: The comments regarding the design of the bridge and the suggested alterations are noted. However, this application is a reserved matters proposal following the grant of outline permission and the application site does not include the bridge. It is considered that the applicant company cannot be compelled to enter into negotiations to amend the design of the bridge under this application. If amendments are to be made to the design this would have to be as part of a new full application for planning permission. It is also assumed that the current design of the bridge reflects the need to secure access by disabled persons.

Members are advised that condition 2 as shown on the agenda omits the drawing numbers and these are listed below for information:

- Drawing UOE_LHA_GA_100002_A: Existing Site Plan
- Drawing UOE_LHA_ELV_100004_B: Proposed Site Elevations 1 of 2
- Drawing UOE_LHA_ELV_100005_B: Proposed Site Elevations 2 of 2
- Drawing UOE_LHA_ELV_100006_B: Proposed Context Elevations
- Drawing UOE_LHA_SEC_100007_B: Proposed Site Sections 1 of 2
- Drawing UOE_LHA_SEC_100008_B: Proposed Site Sections 2 of 2
- Drawing UOE_LHA_GA_100009_C: Proposed Site Plan
- Drawing UOE_LHA_GA_100010_C: Proposed Roof Layout
- Drawing UOE_LHA_GA_100020_D: Proposed Ground Floor Layout
- Drawing UOE_LHA_GA_100021_B: Proposed First Floor Layout
- Drawing UOE_LHA_GA_100022_B: Proposed Second Floor Layout
- Drawing UOE_LHA_GA_100023_B: Proposed Third Floor Layout
- Drawing UOE_LHA_GA_100024_B: Proposed Fourth Floor Layout
- Drawing UOE_LHA_GA_100025_B: Proposed Fifth Floor Layout
- Drawing UOE_LHA_GA_100026_B: Proposed Sixth Floor Layout
- Drawing UOE_LHA_GA_100027_B: Proposed Roof Layout
- Drawing UOE_LHA_ELV_100100_C: Proposed Cluster Elevations
- Drawing UOE_LHA_ELV_100151_B: Cluster Typical Facade Section & Elevation
- Drawing UOE_LHA_SEC_100300_A: Typical Cluster Bloc Sections
- Drawing UOE_LHA_SEC_100301_A: Typical Townhouse Sections
- Drawing UOE_LHA_ELV_100400_C: Proposed Townhouse Elevations
- Drawing UOE_LHA_ELV_100451_C: Townhouse Typical Facade Section & Rear Elevation

- Drawing UOE_LHA_ELV_100452_C: Townhouse Typical Façade Section & Front Elevation
- Drawing UOE_LHA_ELV_100500_B: Proposed Pavilion Elevations

- Drawing UOE_LHA_ELV_100551_A: Pavilion Typical Façade Section & Elevation
- Drawing UOE_LHA_DET_100603_B: Substation and Pavilion Service Area Enclosure Details
- Drawing UOE_LHA_DET_100604_REV_C: Gates and Fences Typical Details
- OS366 – 11.5 REV E: Strategic Landscape Proposal

Members are also advised that the terms of condition 3 have been reconsidered. This is because the condition as originally drafted would not have allowed the use of the residential accommodation outside of term times by persons attending the University campus (for summer schools etc). The wording has been revised to reflect the occupancy restriction in place on other student accommodation buildings on campus. Also the original drafting would not have allowed the retail element of the pavilion building to be used by the general public. As this facility is envisaged to be a local shop facility this restriction would have been against the ethos of the overall Knowledge Gateway masterplan (bearing in mind that private residential development will be built in the vicinity in the future). It is therefore proposed that condition 3 will now read as follows:

“The residential accommodation hereby permitted shall be used only as residential accommodation ancillary to the primary use of the wider University site and for no other purpose (including any other purpose in Class C2 of the Schedule of the Town and Country Planning (Use Classes) (Amendment) Order 2005, or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order, with or without modification. Reason: To avoid doubt as to the scope of the permission hereby granted and as the Council would wish to consider alternative proposed uses of the building in relation to the potential for on-site parking demand. “

Lastly, unfortunately the final views of the Environment Agency on the proposals were not available prior to the meeting. Additional drainage information has been provided by the applicant’s agent to the Agency for its consideration and it is not anticipated that there is a fundamental issue in relation to drainage on the site. Nevertheless, the revised recommendation to Members is that the application is deferred and the Head of Environmental and Protective Services authorised to issue a planning permission for the proposed development subject to the Environment Agency’s confirmation, in writing, that it has no objection to the proposal. In the event that the Environment Agency sustains its objection the application will be reported back to Committee, in order that Members can re-consider.

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Part B

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Pages

There are no Section B Items