

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
4 December 2008 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the press)

10. Amendment Sheet

See Final Amendment Sheet

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AMENDMENT SHEET

**Planning Committee
4 December 2008**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.1 080690 – Middle Mill Depot, Middle Mill Road, Colchester

Members' attention is drawn to two additional matters not covered in the Officer's report in respect of demolition of the existing shed building and impact of the development on No.5 Middle Mill.

The application site is in Colchester Conservation Area and there is a requirement that demolition of buildings in excess of 115 cubic metres must first obtain Conservation Area Consent. This was not submitted with the Planning application and its omission was only recently noted. This application has now been submitted but cannot be determined until statutory consultations have been carried out and therefore it cannot be considered concurrently with the planning application. Nevertheless, it is not considered in this instance that consideration of the planning application would be prejudicial to the consideration of demolition as the proposed scheme proposes the demolition of the existing shed and there have been no objections raised to the loss of the structure. Your Officers consider, without pre-judging the application, that the existing building detracts from the character and appearance of the Conservation Area and therefore its demolition in connection with an approved replacement scheme would be acceptable.

The adjoining building known as 5 Middle Mill is a two storey dwelling with a single storey rear extension. Whilst the report considered the impact of the development on privacy and light it did not include reference to an existing first floor bedroom window, which faces north towards the flank elevation of Plot 1. This is the only window to this room and in spite of the fact that it faces over an adjoining site, would suffer a loss of daylight and outlook as a result of the development. Members are requested to note that the development of this site would have an impact on the dwelling in this respect, however, the impact is mitigated to some degree by the amount of separation, the fact that it is north-facing and proposed light coloured rendering of the proposed flank wall. No comments in response to notification letters have been

received from the occupier(s) of No.5. If Members are concerned about the impact on the amenity of No.5 the applicants would be willing to provide an additional window to the rear of the property to compensate for the impact to the side window subject to the agreement of the owner.

Amendment to Condition 5

To include 'and 5 Middle Mill' after 'Middle Mill Cottage'. The change is to ensure the condition accurately addresses the adjoining properties.

The heights set out in Paragraph 8.12 (Flood risk issues) of the report have not been correctly printed. The correct heights are as follows:

Current 1:100 year flood level = 6.82m AOD

Current 1:100 year flood level including allowance for climate change = 7.21m AOD

Proposed finished floor level = 7.50m AOD (300mm above 1:100 year floor level with allowance for climate change).

Raised wooden walkway height = 7.05m AOD

1:1000 year flood level = 8.34m AOD

7.2 081758 – 19 Cherry Chase, Tiptree

Attached is additional information submitted by arboricultural consultants on behalf of the applicant.

The agent, Vaughan & Blyth (Construction Ltd) confirm that the applicant, Wilkin & Sons, is prepared to replace the diseased tree with an extra heavy standard specimen. This is in line with their continuing commitment to enhancing the countryside as they have in the past 5 years planted in excess of 1,800 trees and in excess of 500 metres of replacement hedge.

7.4 081640 – At Last, Mill Lane, Birch

The occupants of Pasadena, Mill Lane, have expressed their support for the development and believe that the amendments cover all the objections. The amendments are not un-neighbourly, do not overlook or overshadow and are not overbearing upon the patio, kitchen or dining room of The Hideaway. The new proposal will not appear cramped as a precedent has been set by their extension to Pasadena.

Nick McKeever

From: Stephen Hayden [StephenHayden@treesurveys.co.uk]
Sent: 27 November 2008 11:27
To: Nick McKeever
Cc: ross@vaughan-blyth-homes.co.uk
Subject: Cherry Chase - Horse Chestnut Leaf Miner

Dear Mr McKeever,

Further to recent discussions with regards the Horse Chestnut tree at Cherry Chase, I have been asked to forward some information on the Horse Chestnut Leaf Miner (*Cameria ohridella*) by Mr Ross Bain of Vaughan and Blyth.

Horse Chestnut Leaf Miner (*Cameria ohridella*) is a non-native moth that was introduced into the UK from the Balkans region of Europe in 2002 and was first recorded in Wimbledon. Since then the pest has spread rapidly across the southern half of the UK. The adult moth lays eggs on the underside of Horse Chestnut and occasionally Sycamore leaves. The eggs hatch into larva that burrow into the leaf and proceed to hollow or mine out the middle of the leaf between the upper and lower cuticles (skin like layers). This mining causes the leaf to appear translucent and in the characteristic heavy infestations, the tree is disfigured and almost defoliated from mid to late summer onwards. Although this damage appears devastating, it takes place after the leaves have done most of their work and there is little long term impact on tree health despite the repeated disfigurement of the foliage.

The larva over winter in fallen leaves in a dormant (diapause) state and emerge as adults in the spring to re-start the infestation process. No effective control measures are currently available beyond raking up and destroying all fallen leaves. Research is being carried out into the possible introduction of a wasp that parasitizes the moth but this is at an early stage.

TABLE 1. Susceptibility and resistance of different species of *Aesculus* to damage by *Cameraria ohridella*


	Species	Tree height (m)	Flower colour	Susceptibility to <i>C. ohridella</i> *
Section <i>Aesculus</i>	<i>A. hippocastanum</i>	25	white	+++
	<i>A. turbinata</i>	30	white	++
Section <i>Pavia</i>	<i>A. flava</i>	20-25	yellow-green	-- / +
	<i>A. glabra</i> var. <i>glabra</i>	2-8 / 10-30	yellow-green	-- / ++
	<i>A. glabra</i> var. <i>sargentii</i>	8	yellow-green	--
	<i>A. pavia</i>	3-4 / 10-12	red	- / +
	<i>A. sylvatica</i>	2	yellow	--- / +
Section <i>Macrothyrsus</i>	<i>A. parviflora</i>	3-5	white	---
Section <i>Calothyrsus</i>	<i>A. assamica</i>	25	white / pink	---
	<i>A. californica</i>	4-6 / 15	white / pink	---
	<i>A. chinensis</i>	20-30	white	--
	<i>A. indica</i>	30	white	---

	<i>A. wilsonii</i>	25	white	no data
Section <i>Parryanae</i>	<i>A. parryi</i>	1-6	cream-white	no data

Hopefully this is of some use, should you wish to discuss further please do not hesitate to contact me.

Regards

Stephen Hayden
Principal

 Please consider your environmental responsibility - think before you print!



HAYDEN'S
ARBORICULTURAL CONSULTANTS

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