

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

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

. Amendment Sheet	113 - 119
See Amendment Sheet attached.	

AMENDMENT SHEET

Planning Committee
3 March 2011

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.1 100035 – Severalls Hospital, Boxted Road, Colchester

Location Plan at Page 8 shows only Phase 1 of the Severalls Hospital Development.

Condition 1 d) to include “completed” after “been” in 6th line.

Applicant in both cases is HCA and North Essex Partnership NHS Trust.

7.2 100502 – Severalls Hospital, Boxted Road, Colchester

Applicant in both cases is HCA and North Essex Partnership NHS Trust.

In Paragraph 3.1 the site area (including NAR3) should be 8.1 ha.

At Paragraph 4.5 (4) the first line should read:-

“The Tower Lane character area treatment is extended along the Northern boundary and

The Council’s Engineering Manager has confirmed a schedule of off-site works and costings amounting to £18,630. These include clearing and regarding of ditches and culverts, CCTV surveys of culverts and manhole outfalls and construction of formworks, headwalls and penstocks etc where appropriate.

Bob Russell MP has written to indicate that any residential development in the vicinity of Tower Lane could be in contravention of the Borough’s “green policies”. Tower Lane provides a wildlife corridor and “green lung” extending from Highwoods Country Park to the countryside to the north.

Officer Comment: The development proposed maintains Tower Lane as a green link and maintains landscaped space extending from the Mill Road/Brinkley Grove Road roundabout, opposite the Country Park extension, northwards to Tower Lane. The proposed layout and landscape strategy accords with the approved Design Code and outline approval.

The Highway Authority does not object to the proposal as amended subject to relevant conditions and informatives.

One further letter has been received from a resident at Thomas Wakley Close – no new matters raised.

Supplementary note on drainage (Appendix 1) is attached.

Further comments by residents of Mill Road and Thomas Wakley Close following receipt of revised plans and discussed with agent:-

1. **Drainage – We need to know who will be responsible for maintenance of current drainage facilities under Mill Road and beyond.**
(Officer Comment: Responsibility falls to riparian owners).
2. **Sewerage Capacity – We feel existing drainage is in poor condition and should be fully inspected prior to any construction taking place.**
(Officer Comment: It is standard practice for developers to survey existing sewers and inspect condition).
3. **Landscape Buffer – Existing residents will be fenced in while new residents again benefit from new planting. We would like to enter into discussions in respect of type of plants and their height.**
(Officer Comment: The landscape buffer is a requirement of the approved design code. Its detailed composition will be agreed by officers).
4. **Building height and proximity – majority of houses round Thomas Wakley Close are 2½ storeys high with high pitched roofs. They should be reduced in height and more space allowed between dwellings rather than using a minimum back-to-back dimension of 25m.**
(Officer Comment: The proposals comply with normal spatial standards and additional drawings have been provided to demonstrate the relationship between new and existing dwellings).
5. **Footpath – Final details are required of Footpath 69 where it accesses Mill Road, taking into account existing trees.**
(Officer Comment: Additional condition recommended in order to establish final treatment of this area).

7.5/76 102561 & 110047 – The Royal British Legion, The Quay, Wivenhoe

DHU comments

“The Royal British Legion building was formerly (originally?) used as a warehouse / sail loft. The front elevation has a window and modern door at ground floor level, a canted bay window at first floor level and a sash to the attic; to the east of the main range is a modest extension. The side (west) elevation has an entrance door and a single sash window to the ground floor and a range of four sash windows to the first floor. The interior of the building was remodelled in the mid C20. The building is listed for its special architectural or historic interest and is situated within the Wivenhoe Conservation Area.

The current application seeks consent for the replacement of the door on the front elevation with a window, the insertion of a new window on the side elevation and for the remodelling of the interior of the building.

The main conservation issues raised by this application is the effect that the proposed development would have on the special interest of this grade II listed building and the effect that the proposed works would have on the character and appearance of this part of the Wivenhoe Conservation Area.

There is not an objection, in principle, to the proposal to replace the existing modern door to the main range with a window. It is however considered important that the form of the existing opening (entrance to the warehouse) continues to be expressed and that the design of the new opening is sympathetic to the character of the building. This can be adequately controlled by condition.

The principal alteration works to the west elevation involve the insertion of a new ground floor sash window (to the north of the existing window and aligned under the first floor window). It is understood the express purpose of the new opening is to provide natural light to the ground floor meeting room and that this desire has been scaled back from the original aspiration which involved the insertion of two new ground floor windows. While the insertion of a new window will result in the loss of historic fabric (brickwork) the alteration works have been kept to a minimum and the design of the new sliding sash window is to match the existing fenestration. Given this, it is considered that the proposed alteration works will not have significant impact on the character of this listed building.

The internal alteration works involve the removal of modern (mid C20) insertions and, as such, will not significantly affect the special interest of this building.

Conclusion:

The proposed alteration works, as described, will not have a significant impact on the special architectural or historic interest

of this grade II listed building and are not considered to adversely affect the character or appearance of this part of the Wivenhoe Conservation area. From a conservation standpoint, there is not an objection to the proposed works but it is recommended that the detailed design of the proposed new window and doors are subject to an appropriately worded condition”.

Condition 5 102561 and condition 5 110047 drawing no 002 rev 01 should be 002 rev P.

7.7 110032 – Fairfields, 74 Chitts Hill, Colchester

Cllr Mike Hardy has submitted a Call-In because Cllr Jill Tod is the joint owner of the land to which the application relates and has a personal interest. The Call-In is conditional upon the delegated decision being for Approval.

Additional neighbour comments:

1. When 081702 was granted a condition was attached to require the planting of a native hedge on the eastern side of the road to screen vehicle movement as requested by the Council's Landscape Officer to screen views from the PRoW.
2. No thought was given to the view from the properties in Chitts Hill who are considerably closer to the drive and do not have distance and the brow of a hill to help disguise the sight of vehicles using the road.
3. Would it be possible for the location of the hedgerow to be moved to the opposite side to reduce the loss of amenity to local residents?

Landscape Officer's comments on above suggestion:

“The eastern hedge is important to protect public views and needs to be retained. In most instances it's public amenity I'm looking at rather than private, if however you feel that in this instance there is a justification for private views to also be protected then I would have no objection to planting also being included to the western boundary .”

Arboricultural Officer's Comments:

“Generally in agreement with the recommendations made within the report. However, an Arboricultural Method Statement for protecting the trees outside of the applicant's ownership is required as the installation of the driveway may have an adverse impact.”

(NB such a report has been requested but is unlikely to be available prior to the committee meeting)

Amendment to wording of Condition 2 to read:

“The development shall be implemented in all respects strictly in accordance with the drawing number 10-6180/003 and amended drawing number 10-6180-002A, which accompanied the applicant’s agent’s email of 14.2.2011, as hereby approved, unless otherwise subsequently agreed, in writing, by the Local Planning Authority.”

Agenda Item 8 – (Reporting of planning application 101541 and 101543 in respect of Lower Park, Colchester Road, Dedham).

This item has been withdrawn by the Head of Environmental and Protective Services to allow further investigation into some new issues that have been raised by a third party.

**Severalls Hospital
Phase 1 – Reserved Matters
Drainage Briefing Note****1.0 Introduction**

This note has been prepared following discussions with Colchester Borough Council in relation to the reserved matters application currently submitted for Phase 1 of the Severalls Hospital redevelopment (Ref: 100502).

This note specifically relates to the drainage of the Phase 1 site.

The overall drainage strategy for the whole development site was submitted with the outline planning application. This included a chapter within the Environmental Statement which accompanied the application. In addition a drainage strategy specific to Phase 1 was submitted alongside the reserved matters application. This strategy has been prepared with the benefit of consultation and information received from Essex County Council, the Environment Agency and Anglian Water.

The outline planning permission (Ref: O/COL/01/1624) requires that details of the foul and surface water drainage as part of the complete strategy for the Severalls Hospital development for both works on and off site (including details of proposed attenuation ponds, including siting and future maintenance proposals) should be submitted to and approved by the Local Planning Authority.

2.0 Existing Site Conditions

The greenfield site occupies an area of 9.85ha (approx) of which 2.7ha forms the initial phase 1A of residential development for 75 houses. The site is predominantly flat and falls gradually from a high point of 49m AOD to the north down to a low point of 45m to the South much of the fall takes place in the southern third of the site where all surface run-off gravitates to an existing unnamed watercourse which currently conveys water towards Highwoods Park further downstream from development at Bedford Road.

The existing watercourse is culverted beneath Mill Rd and runs via a concrete pipe to the rear of properties on Bedford Rd where it resurfaces to drain towards Highwoods Park. Further discharge points to the watercourse exist to the south of Bedford Road.

The EA's existing indicative flood map extract confirms that the site is located outside of any floodplain and therefore classified as being at a low probability of flooding (<1% annual probability).

3.0 Proposed On Site Drainage

Phase 1 development drainage proposals include a piped surface water system and the provision of a central swale system and retention ponds to actively promote the use of SUDS as a fundamental part of this urban style residential development. The swale, associated ponds and southern wetland area forming the SUDS features will be delivered in a phased manner to reflect the initial limit of development permitted within Phase 1A by Essex County Council.

An on-line wet pond (close to Mill Road) has been sized to accommodate 150m³ of storage with a permanent water depth of between 0.6 and 1.0m. Surface run-off thereafter discharges to the piped network and is attenuated in pipes prior to discharging into a sacrificial behind a hydrobrake set to the Greenfield run-rate.

The sacrificial pipe will convey restricted Greenfield run off from the whole of Phase 1A to a ditch and a receiving pond in advance of the existing watercourse.

Central Swales will convey run off the length of the boulevard from adjacent hard standing areas. The swales will discharge into the surface water piped network.

Prior to the NAR3 being complete the Phase 1A surface water runoff will discharge, after attenuation, at Greenfield runoff rates into the existing watercourse.

Phase 1B and 1C will have the benefit of being able to discharge into the NAR3 trunk sewer. Surface water that cannot be accommodated into the completed swale and ponds shall be discharged at Greenfield run off rates into the NAR3 trunk sewer.

Overflow devices are to be incorporated into the design of the attenuation ponds to provide a suitable route for floodwater more extreme than the 1 in 100 year storm.

We understand that the existing area at the bottom of the site by Mill Road is prone to flooding due to poor maintenance of the existing watercourse and the culvert under Mill Road. Also, because the existing ground is relatively impermeable, most rainfall heads down to the brook/watercourse at the bottom of the site where it collects in the inadequate "ditch" before heading towards Mill Road.

The Phase 1 scheme significantly improves this situation, storing most of the storm runoff and then releasing back into an improved watercourse at an agreed nominal rate.

5.0 Off Site Drainage

The drainage strategy for the Phase 1 proposals also includes upstream and downstream cleaning out of the existing watercourse which would ensure existing blockages/etc were removed.

Full details of improving the watercourse would need to be agreed as part of the detailed design.

6.0 Summary

The drainage strategy limits site runoff into an existing watercourse to an agreed Greenfield rate, pertinent to the existing Greenfield site condition. These have been modelled in Drainage Strategy and preliminary design analysis. Therefore there will be no adverse off site impact in relation to surface water.

As identified above, the Phase 1 scheme significantly improves the current situation, storing most of the storm runoff and then releasing back into an improved watercourse at an agreed nominal rate.

January 2011

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

SUPPLEMENTARY AGENDA

Part B

(not open to the public or the media)

Pages

There are no Section B Items