

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
7 August 2008 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the press)

Pages

9. Amendment Sheet

See Final Amendment Sheet.

**No Page
Numbers**

AMENDMENT SHEET

Planning Committee
7 August 2008

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.2 081100 – West End Cottage, High Street, Dedham

Additional Representations

Since the report was written there have been additional representations. 6 new letters of support were received along with 2 new letters of objection.

Additional issues raised in the letters of support were:

- The development meets the social and economic benefits desired in the Village Design Statement.
- The scheme is probably the likeliest opportunity for young families or elderly residents to acquire a property in the village.
- The proposal is within walking distance of schools, and local shops/services.
- The current workshop is run-down and not an attractive commercial venture.
- Car parking issues have been resolved.
- The bend is not an issue.
- The existing building is unlikely to be refurbished to any standard comparable to a new build.
- The existing building does not sit comfortably against surrounding properties or the streetscene.
- The development does not intrude upon the qualities and characteristics of the village.
- The existing buildings are environmentally unfriendly buildings.

The additional objections raised the following new point:

- Lesser buildings should remain too as gentrification is too easy.

Parking Arrangements

Following the drafting of the Planning Committee Report a copy of the agreement between the applicant and the owner of West End Garage has been submitted.

This agreement demonstrates that three new off-street car parking spaces have been secured on the garage forecourt opposite the application site for a period until 2023 in return for a payable fee. This agreement is a private agreement between the two parties involved and the Local Planning Authority would have no powers to intervene should there ever be any argument over the provision of parking. These spaces are not safeguarded for the use of the new residents resulting from any approval of this application, and the spaces could be used by the applicant themselves; however, this would still produce more spaces for availability on-street. In any case, as the application meets the adopted Car Parking Standards regardless of this car-parking provision so this agreement does not need to be secured by the Local Planning Authority through any legal agreement. Although this agreement is not enforceable by the Council, the agreement should help partially allay concerns expressed by local residents regarding the pressure for parking spaces at this locality.

Additional Conditions

The following conditions should be added to any approval:

6) Non-Standard Condition (Removal of Parking Bay)

Prior to the commencement of development the Traffic Regulation Order on the parking bay immediately adjacent to the application site will be amended to the satisfaction of the Local Planning Authority.

Reason: In order to ensure that there is a clear access to the development with no obstructions and ensure that the existing parking bay is removed in a satisfactorily manner, in the interests of highway safety.

7) D1.9 Visibility Splays

A 1.5 metre x 1.5 metre pedestrian visibility sight splay, free of obstruction above a height of 600mm, and relative to the back of the footway, shall be provided on both sides of all vehicular accesses prior to their operational use and thereafter retained.

Reason: To provide adequate visibility for drivers and to ensure the safety of pedestrians and vehicles.

8) Non-Standard Condition (Access to be formed at Right Angles)

The new access shall be formed at right angles to the carriageway and be provided with an appropriate dropped kerb to the satisfaction of the Local Planning Authority.

Reason: To ensure that an appropriate access and dropped kerb crossing are constructed in the interests of highway safety.

9) Non-Standard Condition (Closure of Existing Bay)

Prior to the first use of the new approved access, the existing access shall be suitably and permanently closed to the satisfaction of the Local Planning Authority.

Reason: To ensure that the pedestrian footway is restored to an appropriate state and that there is no additional point of traffic conflict, in the interests of highway safety.

10) Non-Standard Condition (Gates)

Any vehicular access gates or other form of enclosure to the workshop shall be inward opening only.

Reason: To ensure that the pedestrian passageway and carriageway are not obstructed in the interests of highway safety.

11) Non-Standard Condition (Window Details)

Prior to the commencement of development, drawings of a scale of not less than 1:20 and fully detailing the new windows and doors to be used in construction and indicating finishes, cross sections for glazing bars, sills and heads, methods of opening and method of glazing shall to be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be completed in full accordance with these approved details and retained as such thereafter unless otherwise agreed, at a later date, by the Local Planning Authority.

Reason: There is insufficient detail on the submitted plans to ensure that suitable windows and doors are used within this Conservation Area location and that there will be no obstructions to the pedestrian footpath from any outward opening windows or doors.

7.4 072956 – East Street, Wivenhoe, Colchester

The attached letters and photographs have been circulated to Members.

SUPERSEDED

The application has been withdrawn from the Agenda by the Head of Environmental and Protective Services at the request of English Heritage. They wish to revisit their submitted comments in the light of the recently published Wivenhoe Conservation Area Appraisal. The applicant has been advised of this and meetings are being arranged to resolve matters as quickly as possible and for English Heritage's comments to be unequivocal if possible.

7.6 081154 – 13 Park Road, Colchester

This application was deferred from your last meeting for further information on the following:

- 1. Existing and proposed occupiers – the home is and will be for adults with learning disabilities. The age of the residents in the home is between 30 and 60.**
- 2. Accessibility to bus stop – the nearest bus stops to the site are fairly close to the junction of Park Road with Lexden Road, an actual walking distance of approx 300m.**
- 3. Garden use – at approx 300sq m, the garden is larger than for most family homes and sufficient for the recreational purposes of the occupants. No formal play facilities would be appropriate for residents of this age.**

4. **Noise impacts – there have been a couple of occasions that an existing client has had some episodes of screaming. It is pointed out that this could occur within a normal family household. Environmental Control received two noise complaints in the year 2000, but acknowledged that there is little that they can do if such complaints are received.**
5. **Potential for further change of use – none is intended.**

The agent further indicates that all care homes are inspected and registered by the Commission for Social Care Inspection (similar to OFSTED). The number of inspections per year depends on the quality of the care home. 13 Park Road has archived “Very Good” marking and the number of inspections is once per year. The care home is also indirectly inspected by the Local Social Services, as they send clients to these homes.

7.8 081291 – The Cemetery, Mersea Road, Colchester

Paragraph 6.1 should relate to Councillor Harris not Councillor Davis as stated.