

PLANNING COMMITTEE

13 SEPTEMBER 2012

Present :- Councillor Theresa Higgins (Chairman)
Councillors Nick Barlow, Nigel Chapman, Helen Chuah,
John Elliott, Stephen Ford, Sonia Lewis, Cyril Liddy,
Jackie Maclean, Jon Manning, Philip Oxford and
Laura Sykes

Substitute Members :- Councillor Will Quince for Councillor Peter Chillingworth
Councillor Barrie Cook for Councillor Nigel Offen

(No formal site visits were undertaken for this meeting.)

43. Minutes

The minutes of the meeting held on 30 August 2012 were confirmed as a correct record.

44. Minor Amendments // Application 112183 Jarmin Road, Colchester

The Head of Environmental and Protective Services submitted a report on proposed minor amendments to application 112183 comprising the addition of one affordable unit, the transfer of a small area of land to Colchester Borough Council to maintain as public open space, and physical changes to distinguish the new public area from the remaining private front gardens. The Committee had before it a report in which all information was set out.

Vincent Pearce, Development Services Manager, attended to assist the Committee in its deliberations. He explained that it was also proposed that the size of the parking spaces within the car park be increased to provide more generous sized spaces. This measure would result in a provision of 44 spaces.

Councillor Frame attended and, with the consent of the Chairman, addressed the Committee. He had originally called the application in because of the situation regarding the greensward. However he was now content that the situation had been rectified and he was of the opinion that the proposals now provided a more attractive and pleasing development which he was able to endorse.

In response to a query from a member of the Committee, the Development Services Manager explained that the footway alongside the Catchpool Road side of the site would be replaced with green open space but that there was a more than adequate pedestrian footway on the opposite side of Catchpool Road. It had been a balance between adding to the pedestrian network and enhancing the special approach to the park. He also drew the Committee's attention to the extensive network of pedestrian footways through and around the development. In response to an further enquiry about the carbon footprint of the development, the Development Services Manager explained that at this time the Council did not have a policy requiring applicants to provide that

information.

RESOLVED (UNANIMOUSLY) that –

(a) The changes to application 112183 as set out below be included as minor amendments to the drawings, Section 106 Legal Agreement and development approved in the formal decision notice when issued:-

- The addition of one affordable unit.
- The transfer of a small area of land to Colchester Borough Council to maintain as public open space, as opposed to it being given over to private front gardens.
- Physical changes to distinguish the new public area from the remaining private front gardens, which consists of a knee rail along the realigned property boundaries.
- The spaces within the car park be increased in size to provide 44 spaces.

(b) Upon receipt of a satisfactory Section 106 Legal Agreement, the Head of Environmental and Protective Services be authorised to grant consent with conditions and informatives as previously agreed together with the conditions set out in paragraphs 3.5, 3.6 and 3.7 of the report by the Head of Environmental and Protective Services with the addition of an increase in the size of car parking spaces in the car park.