

AMENDMENT SHEET

Planning Committee
23 May 2024

Appoint of Planning Committee Members:

At the Annual Council Meeting on the 22 May 2024 the following Councillors were appointed to the Planning Committee for the 2024/2025 municipal year:

Cllr Martyn Warnes – Chair
Cllr Sam McCarthy – Vice Chair
Cllr Tracy Arnold
Cllr Robert Davidson
Cllr Jackie MacLean
Cllr Mark Goacher
Cllr Kayleigh Rippingale
Cllr Catherine Spindler
Cllr Leigh Tate

ADDITIONAL REPRESENTATIONS RECEIVED

7.1 - 212507 Land North of, Wyvern Farm, London Road, Stanway, Colchester

Amendments to recommended conditions (corrections to document references, minor re-wording, and amendment to highway condition to allow for an element of phasing of works)

5. Reserved Matters to be in Accordance with

Any Reserved Matters proposals shall be in accordance with the following documents:

Landscape and Visual Appraisal by Allen Pyke (Reference 2964-APA-ZZ-XX-RE-L-9000 Rev P02) and the Landscape Strategy by Allen Pyke (Reference 2964-APA-ZZ-XX-RE-L-4100 Rev P01).

Reason: To ensure that the detailed proposals follow the principles that formed the basis on which the application was submitted, considered, and approved by the Local Planning Authority having had regard to the context of the site and surrounding area.

8. Public Open Space

The Reserved Matters shall demonstrate that at least 10% public open space will be provided within the development site and shall be in addition to landscaping and open space retained to form a defensible boundary and visual

separation to Copford. The 10% public open space shall be provided generally in accordance with that shown on Parameter Plan BA10849-2011 Rev B – Green & Blue Infrastructure.

Reason: In order to secure policy compliant public open space in the interests of public amenity and good design within the developable area of the site.

10. Noise

Concurrent with the reserved matters submission, the following information shall be submitted:

- a) Details of the proposed Green Soundblock (or similar to be proposed) acoustic barrier together with plans to show where the acoustic barrier shall be installed together with specific heights, sections and construction details of both the acoustic barrier and the bunding proposed adjacent to the A12.
- b) In relation to parcel J, details of noise levels for the southern part of the site adjacent the existing London Road commercial site in relation to the proposed development layout and building design. Any noise impacts should be mitigated through design measures, rather than mechanical ventilation, in the first instance.
- c) Specific modelled noise levels with proposed mitigation in place across the different site noise zones at the dwelling facades (including calculations to demonstrate how the façade 16 and 8 hour Laeqs have been derived from the site measurements and align with the modelling), to include all storeys (i.e. first floor and flats), showing external day and night-time levels (including night-time levels for facades facing the A12), the level of glazing and ventilation required, and resulting internal levels for each unit. The development shall be designed so as to comply with the current version of BS8233 without the need for mechanical ventilation systems. A justification should be provided where this is not possible and in this instance, where the internal noise levels exceed those stated in the current version of BS8233 with windows open, enhanced passive ventilation with appropriate sound insulating properties shall be provided to ensure compliance with the current version of BS8233 with windows closed and that maximum internal noise levels at night do not exceed 45dBA on more than 10 occasions a night. Where exposure exceeds the noise levels of 60dBLAeq 16 hours (daytime, 07:00-23:00, outside), 55dBLAeq 8 hours (night, 23:00-07:00, outside) significantly enhanced ventilation will be required. In addition, noise levels in external amenity spaces shall not exceed 55dBLAeq 16 hours, daytime

The development shall thereafter be carried out in accordance with any details approved, and shall be retained in accordance with these details thereafter.

Reason: To ensure that the development hereby permitted is not detrimental to the amenity of the future residents by reason of undue external noise where there is insufficient information within the submitted application.

33. Highway Conditions

No development shall take place until details have been provided for the following, alongside a timetable for their delivery:

- a) A priority junction (with right turn lane) off the B1408 London Road to include 2 no. 2 metre wide (minimum) pedestrian islands; and
- b) A continuation of Red Panda Road with a minimum 6.75 metre wide carriageway.

The development shall thereafter be carried out in accordance with the details approved and shall be retained in accordance with these details thereafter.

Reason: To protect highway efficiency of movement and safety, and to ensure the development site is accessible by sustainable modes of transport such as public transport, cycling and walking in the interests of sustainable development.