

**COLCHESTER BOROUGH COUNCIL  
PLANNING COMMITTEE  
1 October 2009 at 6:00pm**

**SUPPLEMENTARY AGENDA**

**Part A**

(open to the public including the media)

**Pages**

**9. Amendment Sheet**

**61 - 63**

See Amendment Sheet attached.



# AMENDMENT SHEET

Planning Committee  
1 October 2009

## AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

### 7.1 091010 – Sheepen Road Retail Park, Sheepen Road, Colchester

The following landscape condition was omitted from the report. An additional condition regarding the status of the extant permission is also recommended to the effect that if either of the permissions are implemented the other shall not be.

Additional conditions to be added.

“No works or development shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority (see BS 1192: part 4). These details shall include, as appropriate:

Existing and proposed finished contours and levels.

Means of enclosure.

Car parking layout.

Other vehicle and pedestrian access and circulation areas. Hard surfacing materials.

Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signage, lighting).

Proposed and existing functional services above and below ground (e.g. drainage, power, communication cables, pipelines, etc. indicating lines, manholes, supports etc.).

Retained historic landscape features and proposals for restoration.

Soft landscape details shall include:

Planting plans.

Written specifications (including cultivation and other operations associated with plant and grass establishment).

Schedules of plants, noting species, plant size and proposed numbers/densities.

Planting area protection or decompaction proposals.

Implementation timetables.

Reason: To safeguard the provision of amenity afforded by appropriate landscape design.”

“This permission shall not be exercised in addition to the extant permission F/COL/06/1720 granted by the Local Planning Authority on 4 April 2007 but shall be an alternative to that permission. Should one of the permissions be implemented the other permission shall not be implemented.

Reason: To avoid overdevelopment of this site.”

**Comments of Civic Society on revised building design.**

**“We agree that this is an improvement on the design originally submitted but would have preferred something closer to what we suggested in our original comments.”**

7.3 091094 – Caxton Close, Tiptree

The occupier of 8 Caxton Close recognises the positives of this scheme outweigh the negatives but is concerned that the opening hours should be restricted to 11:00 pm Monday – Saturday and 10:00 pm Sunday & Bank Holidays in the interest of the amenity of local residents.

Officer Comment:

It is proposed to restrict the opening hours by condition. This condition is the same as condition 17 of the previous permission F/COL/06/0078. It is noted that Environmental Control has not requested any conditions regulating the opening hours. Notwithstanding their comment it is considered that the proposed restriction is appropriate given the close proximity of existing residential properties.

7.4 090471 – Gwynlian, Kelvedon Road, Tiptree

The Highway Authority and Tiptree Parish Council have been consulted on the revised drawing and have submitted the following comments:-

- Tiptree Parish Council reiterate their original comment that the number of pitches should be reduced to 3 with reduced parking and the site for residential use only;
- Highway Authority recommends refusal for the following reason:-

“As far as can be determined from the submitted plans the proposal fails to provide any workable vehicular turning space or sufficient off road parking facilities for vehicles likely to be attracted or generated by the site. The proposal will result in vehicles being left parked in the highway or reversing in and out of the highway contrary to highway safety and contrary to the Essex Local Transport Plan 2006/2011. Appendix G: Development Control Policy 1.1”

The current parking standards require a maximum of 2 spaces for a dwelling within a rural location or suburban location where public transport facilities are poor. If this standard is applied to this site it will be noted that the development is over-provided with 7 spaces. Notwithstanding this, members will be aware that the application has to be considered on the basis of the development as submitted, and in accordance with the adopted standards, and not on the basis of what may or may not happen at any time in the future. On the basis that these additional spaces are not required, it is considered that there is adequate space within the site to accommodate a vehicular turning space. The Applicant has provided an amended drawing 112-08A showing the extension of the turning area.

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**Part B**

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**Pages**

**There are no Section B Items**