

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
23 July 2009 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

12. Amendment Sheet

112 - 115

AMENDMENT SHEET

**Planning Committee
23 July 2009**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.1 090498 – Avon Way House, Avon Way, Colchester

Members are advised that as a result of re-notification on the revised plans three letters of objection have been received and two in support of the scheme. The points of objection can be summarised as follows:

- The noise generated by occupants of the proposed flats would be detrimental to the amenity of occupiers of the dwellings in Pickford Walk.
- The comments made by the MP should be supported.
- On road parking will become a serious problem.
- The University has sufficient land for development
- The front gardens and fronts of dwellings in Pickford Walk will be overshadowed to the detriment of occupiers.

The letters of support suggest that the University would benefit from more housing and this scheme would introduce more provision.

If Members accept the recommendation it is suggested that the following additional condition is attached to a grant of planning permission:

‘All existing trees and hedgerows shall be retained, unless shown to be removed on the approved drawing. All trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site, to the satisfaction of the Local Planning Authority in accordance with its guidance notes and the relevant British Standard. All existing trees shall be monitored and recorded for at least five years following contractual practical completion of the approved development. In the event that any trees and/or hedgerows (or their replacements) die, are removed, destroyed, fail to thrive or are otherwise defective during such a period, they shall be replaced during the first planting season thereafter to specifications agreed in writing with the Local Planning Authority. Any tree works agreed to shall be carried out in accordance with BS 3998.

REASON: To safeguard the continuity of amenity afforded by existing trees and hedgerows.’

7.2 080665 – Maldon Road, Tiptree

Additional information in response to objections set out in the Committee report:-

(1) Essex Design Guide

“The Essex Design Guide for Residential and Mixed Use Areas (1997)” in Appendix E (indicative House Types) refers to “Larger 2.5 & 3 storey houses” and includes suggested designs for 3/5 bedroom 2.5 or 3 storey houses.

This is distinct from reference in the Committee Report to the “Design Brief” prepared by your Officers as a guide specifically for the development of this site only, in which provision is to be made for a mix of 2 – 4 bedrooms units.

With regard to housing delivery, the Local Development Framework Core Strategy (adopted October 2008) sets out the forecast of additional homes for the period 2001 – 2021. Table H1a of this document states that an additional 680 homes will be required for Tiptree over this plan period.

Policy H1 (Housing Delivery) of the Core Strategy states that Colchester will seek to provide over 80% of housing on previously developed land. The application site is within this category and as such the development is in accordance with Policy H1.

In terms of density the Core Strategy Policy H2 states that the Council will seek housing densities that make efficient use of land and relate to the context. Within Tiptree, where accessibility is stated in the supporting Table H2a as being "Moderate", the indicative housing densities is given as over 40 du/ha. The proposed density is significantly below this indicative threshold.

In terms of the numbers of bedrooms within the proposed dwelling units, the range of housing types accords with the Core Strategy Policy H3 (Housing Diversity), which gives the range of 1 to over 4 bedroom units (houses, flats/Maisonettes) as being appropriate in areas of "Moderate" accessibility.

The Highway Authority has not been re-consulted on the amended plans as these amendments only relate to the size and design of some of the dwelling units and not to the access or parking layout.

Condition No.13 amend as follows:-

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008....etc

Condition No.3 delete and replace with:-

"Notwithstanding the details shown on the approved drawings, prior to the commencement of any development details of screen walls/fences/railings and other means of enclosure shall be submitted to and approved in writing by the local planning authority. The details shall include the position, height, design and materials to be used. The fences, walls etc shall be provided as approved prior to the occupation of any building and shall be retained thereafter.

Reason: To ensure a satisfactory form of development and in the interests of visual amenity."

Additional condition:

No development of the site shall take place until cross sections of the site and adjoining land and buildings, including details of existing ground levels around the buildings hereby approved and any changes in levels proposed, together with the proposed floor slab levels within that part of the site, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with those approved cross sections.

Reason: To enable the Local Planning Authority to exercise proper and considered control over the development as whole and to protect the amenity of occupiers of adjacent properties.

Essex County Fire & rescue Service consider the access satisfactory subject to all access road/paths to be engineered to accommodate vehicles of 13.5 tonnes minimum.

Additional water supplies for fire fighting may be necessary for this development. The Applicant should contact the Water Technical Officer at Service Headquarters on 01206 – 222531.

The Applicants have agreed in principle to the erection of a 1.8m high wall along part of the boundary of the site with No.6 Windmill View to screen the care parking area serving the Units 7, 8 & 9.

This is subject to the wall having no adverse impact upon any existing trees in the immediate vicinity and details would need to be submitted in accordance with the recommended condition relating to the erection of walls, fences, railings etc..

7.4 090519 – 53 London Road, Copford

The recommendation to committee should be:

Authorise a delegated approval, subject to conditions subject to the completion of the unilateral undertaking for open space provision.

7.9 090704 – High Street, Rowhedge

Further representation in support of application. Applicant has indicated they would be prepared to accept a temporary permission and since March 2008. The Rowhedge Riverside Centre Partnership has been working to secure capital funding for the project. The Partnership is made up of the Colchester Borough Council, The Essex County Council, The Rowhedge Heritage Trust, East Donyland Parish Council and community representatives. ECC has identified a sum of money that will be allocated to the project subject to community support for the project, which has been established, and the development of a satisfactory business plan. Plans are in place to do this work and it is hoped those plans will come to fruition next year.

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Part B

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Pages

There are no Section B Items