

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
16 April 2009 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the press)

Pages

12. Amendment Sheet

18 - 21

See Final Amendment Sheet.

AMENDMENT SHEET

**Planning Committee
16 April 2009**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.1 090020 – Ypres Road, Colchester

Consultations

Archaeological Officer – No archaeological recommendation to be made in this instance following the evaluation in 2006.

Report

Following further discussion regarding the gate to Berechurch Road and the landscaped green link to the rear, the applicants have agreed to make the gateway blind, i.e. put a retaining wall immediately behind the gate and back-filling the space. This would allow the façade to Berechurch Road to be retained whilst introducing a safe level space over the existing access road that would complement the topography/structure of this part of the green link. It would also prevent the area being a dark corner, so to speak, for anti-social behaviour or a litter trap. The agreement of detailed drawings to this effect can be dealt with by landscape condition.

Conditions

Additional conditions to cover the following:

- Use of building for residential care home and extra care residential accommodation and no other.**
- Landscape condition to include requirement for details of the blind gateway and associated level changes to be submitted to and agreed in writing by the local planning authority prior to commencement of development.**
- Measures to prevent vehicles accessing the combined footpath, cycleway and bridleway.**

Removal of condition to cover archaeological investigation.

Following comments from the Adult Health and Community Well Being Senior Planning and Commissionary Officer of ECC amendments had been made to the internal layout of the Extra Sheltered Care Units. These amendments have resulted in the loss of one unit – i.e. a total number of 87 Extra Sheltered Care Units are to be provided not 88 as stated in the Description of the Proposed Development.

7.2 090234 – 57 North Station Road, Colchester

One additional letter of objection has been received. The objections relate to the following:

Noise and disturbance

Traffic problems

Cooking smells and additional litter

North Station Road is saturated with fast food outlets

Possible criminal damage

7.4 090274 – Playing Field, Robletts Way, Wormingford

An additional objection has been received from the occupier of 6 Robletts Way. The objections are along the lines of those already received from other residents and does not raise any new issues.

Colchester Cycling Campaign has requested that secure cycle parking be provided, if it does not already exist.

As the proposal does not alter, or appreciably increase the level of, use, then it is not felt appropriate to request such facilities.

The applicant has provided drawings which show the proposed buildings arranged in the manner requested. Condition 04 is, thus, reworded as follows:

- 4) The development hereby permitted shall be implemented in all respects strictly in accordance with the revised drawing nos 100_A and 101_A.

Reason: For avoidance of doubt as to the scope of this permission.

- 7.6 090021 – 48 St Christopher Road, Colchester
7.7 090022 – 19 Bromley Road, Colchester

These two items have been deferred until the following committee meeting as the video taken at the request of members was of poor quality. Tesco are taking new video footage which will be with us in time for the following committee meeting on 30 April 2009.

**Agenda Item 8 – Land at 185 Shrub End Road, Colchester
Letter received from Raymond Stemp ASSOCS indicating:-**

- **An application was previously submitted for building to be retained and used as training room for nursery but was withdrawn.**
- **Building is now being used for purposes incidental to enjoyment of dwellinghouse at 185 Shrub End Road and falls within curtilage of that dwelling.**
- **In terms of height and distances from boundary as specified in Part 1, Class E of the GPDO it is considered that the building would constitute permitted development.**

Item withdrawn by Head of Environmental and Protective Services in order to investigate matters raised and reconsider recommendation accordingly.

Agenda Item 9 – Roberts Farm, Mount Bures
Report withdrawn by Head of Environmental and Protective Services

**Agenda Item 10 – Horkesley Green Development, Formerly Tile House Farm, Great Horkesley
No response has been received from the Parish Council.**

Councillor Chapman, as Ward Councillor, has asked if it is possible in the future if the economy improves and if the units became vacant again whether they can be offered as originally intended (i.e. as shared ownership units)?

Officers can advise that there is scope within the draft Deed of Variation for reversion in the future but only if the units as social rented accommodation have not previously benefitted from public subsidy.

Colne Housing have provided additional information on the proposed option to let these units as 'intermediate rented' accommodation as follows:

“Intermediate rents are set at 80% of the market rent and the properties are let to households who can afford this rent without recourse to housing benefit. In essence we market intermediate rented properties to the same client group as we target for shared equity sales. This means we still achieve a more mixed community on the development. As discussed, our proposed tenure switch to intermediate rented is due to market conditions making shared equity sales unachievable (the properties have been marketed since October 2008 and despite receiving interest none of the prospective purchasers could proceed due to the poor availability/terms of mortgage finance).

We would use the local Homebuy zone agent (MOAT Housing) to advertise the vacancies and to request lists of potential tenants. The properties are intended for long term letting on an intermediate rented basis. However, we would reserve the option to offer the properties for sale on a shared equity basis at a later date if market conditions improve sufficiently. This could be to sitting tenants or upon vacancies arising. “

Officers also wish to amend an error in the report to confirm that the variation only relates to the four (4) shared ownership units on the Mersea Homes site and not those on the former Ingleton land. These units are not included in the proposed variation and are expected to be occupied as shared ownership accommodation.