

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
20 May 2010 at 6:00pm**

SUPPLEMENTARY AGENDA

Part A

(open to the public including the media)

Pages

9. Amendment Sheet

45 - 48

See Amendment Sheet attached.

AMENDMENT SHEET

**Planning Committee
20 May 2010**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

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

7.1 100131 – Land at rear of 1-18 Cherry Chase, Tiptree

The Council's Landscape and Tree Officer had no objections but recommended three additional conditions:-

C10.15 (C22) - Tree & Natural Feature Protection: Protected

No work shall commence on site until all trees, shrubs and other natural features not scheduled for removal on the approved plans, are safeguarded behind protective fencing to a standard to be agreed by the Local Planning Authority (see BS 5837). All agreed protective fencing shall be maintained during the course of all works on site. No access, works or placement of materials or soil shall take place within the protected area(s) without prior written consent from the Local Planning Authority.

Reason: To safeguard existing trees, shrubs and other natural features within and adjoining the site in the interest of amenity.

C10.16 (C23) - Tree & Natural Feature Protection: Entire Site

No burning or storage of materials shall take place where damage could be caused to any tree, shrub or other natural feature to be retained on the site or on adjoining land (see BS 5837).

Reason: To protect the health of trees, shrubs and other natural features to be retained in the interest of amenity.

C10.18 (C25) - Tree and Hedgerow Protection: General

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 100553 – Innisfree, De Vere Lane, Wivenhoe

Agent has confirmed that the bathroom window will be a top opening fanlight. With regard to the ground level the Agent states that it is advantageous for the adjoining owner that his site is somewhat lower. To illustrate this, the boundary fence may be some 1700mm high on the “Innisfree” side but, depending on the gradient, would be 1850mm high or more when viewed from his garden.

The Council’s Arboricultural Officer comments that with regard to Innisfree, he is relatively happy with the position of the new tree in relation to the proposed building. The agreed form of this replacement oak is fastigiata.

The trees to be removed have all be classified as C from within BS 5837:2005 which I agree with and therefore cannot constrain the development process.

The proposal does require the removal of the hedgerow along the boundary with Woodland Way. The trees are non-descript conifers that shouldn't form the basis of any refusal but the overlooking or views on and off the site may be something to consider.

If permission is given monitoring of the construction should be conditioned.

The occupier of 18 Woodland Way has submitted several letters setting out objections to the development, including an aerial photograph which demonstrates the relationship of the plot to the adjoining dwellings. Whilst the objections have been summarised in the report to the Committee along with other representations, the objector comments that the original Holm Oak tree in the garden of Innisfree casts a shadow over the garden No.20 Woodland Way. A house on the proposed plot would also cast a big shadow over the garden of this neighbouring property.

7.3 100667 – Westview Cottage, Long Road West, Dedham

Dedham Parish Council comment as follows:-

“The Parish Council Planning Sub-Committee have considered this application and have a number of concerns regarding the proposal. The height of this proposal is far greater than any of the surrounding properties and contrast with most of the smaller rural properties around this junction.

We consider that the property design is still out of proportion with the surrounding street scene and will dominate this junction from all aspects.

We are pleased to see that the proposal has the garage now sited in the front of the property with a turning area to enable the owners to access and exit in forward gear. We therefore request that a condition regarding this point be added to any possible approval documents to ensure that traffic concerns are minimised.

We note that there is access to the loft section of the garage and once again we request a condition that it cannot be used for human habitation be attached to exclude any future misunderstandings.

In conclusion we wish to draw to the attention of the Planning Department that this represents further erosion of the smaller rural housing stock in Dedham and is contrary to the opinions of the parishioners as set out in the Dedham Village Design Statement that has been adopted and incorporated in the Colchester Borough Council’s Planning Policies.”

Officer Comments:-

The height and scale of this proposal is similar to that previously approved. The applicant has agreed to amend the design of the garage by removing the external staircase to the loft space. A condition can be imposed to ensure that the garage is retained for parking purposes/ ancillary storage. A turning area has been shown that will enable vehicle users to leave and enter the site in forward gear; a condition can be imposed to ensure this is provided.

Proposed Additional Condition 11

The double garage hereby approved shall be retained for vehicular parking purposes and ancillary storage only and shall not be converted to any form of habitable accommodation.

Reason: In the interest of local amenity and to provide an adequate level of off-street parking.

Proposed Additional Condition 12

Prior to the first occupation of the dwelling hereby permitted the turning space shall be provided as shown on the approved layout drawing and shall thereafter be retained for such purposes.

Reason: To enable cars to enter and leave the site in forward gear, in the interest of highway safety)

Amended plans as requested by the Planning Officer have been received showing revised details to the garage including: weatherboarded walls down to the brick plinth; removal of external staircase and door and substitution with internal staircase to the first floor storage area.

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
20 May 2010 at 6:00pm**

SUPPLEMENTARY AGENDA

Part B

(not open to the public or the media)

Pages

There are no Section B Items