

Planning Committee Meeting

**Council Chamber, Town Hall, High Street,
Colchester, CO1 1PJ**

Thursday, 31 March 2022 at 18:00

The Planning Committee deals with planning applications, planning enforcement, public rights of way and certain highway matters. If you wish to come to the meeting please arrive in good time. Usually, only one person for and one person against each application is permitted. Attendance between 5.30pm and 5.45pm will greatly assist in enabling the meeting to start promptly.

Information for Members of the Public

Access to information and meetings

You have the right to attend all meetings of the Council, its Committees and Cabinet. You also have the right to see the agenda (the list of items to be discussed at a meeting), which is usually published five working days before the meeting, and minutes once they are published.

Dates of the meetings are available here:

<https://colchester.cmis.uk.com/colchester/MeetingCalendar.aspx>.

Most meetings take place in public. This only changes when certain issues, for instance, commercially sensitive information or details concerning an individual are considered. At this point you will be told whether there are any issues to be discussed in private, if so, you will be asked to leave the meeting.

Have Your Say!

The Council welcomes contributions and representations from members of the public at most public meetings. At Planning Committee meetings, other than in exceptional circumstances, only one person is permitted to speak in support of an application and one person in opposition to an application. If you would like to speak at a meeting and need to find out more, please refer to the Have Your Say! arrangements here:

<https://colchester.cmis.uk.com/colchester/HaveYourSay/HYSPlanning.aspx>.

Audio Recording, Streaming, Mobile phones and other devices

The Council audio records and streams public meetings for live broadcast over the internet and the recordings are available to listen to afterwards on the Council's website. Audio recording, photography and filming of meetings by members of the public is also welcomed. Phones, tablets, laptops, cameras and other devices can be used at all meetings of the Council so long as this doesn't cause a disturbance. It is not permitted to use voice or camera flash functions and devices must be set to silent. Councillors can use devices to receive messages, to access meeting papers and information via the internet. Looking at or posting on social media by Committee members is at the discretion of the Chairman / Mayor who may choose to require all devices to be switched off at any time.

Access

There is wheelchair access to the Town Hall from St Runwald Street. There is an induction loop in all the meeting rooms. If you need help with reading or understanding this document please take it to the Library and Community Hub, Colchester Central Library, using the contact details below and we will try to provide a reading service, translation or other formats you may need.

Facilities

Toilets with lift access, if required, are on each floor of the Town Hall. A water dispenser is available on the first floor.

Evacuation Procedures

Evacuate the building using the nearest available exit. Make your way to the assembly area in the car park in St Runwald Street behind the Town Hall. Do not re-enter the building until the Town Hall staff advise you that it is safe to do so.

Library and Community Hub, Colchester Central Library, 21 Trinity Square,
Colchester, CO1 1JB

telephone (01206) 282222 or textphone 18001 followed by the full number you wish to call

e-mail: democratic.services@colchester.gov.uk

www.colchester.gov.uk

Covid 19

Please could attendees note the following:-

- Hand sanitiser, wipes and masks will be available.
- Do not attend if you feel unwell with a temperature or cough, or you have come in to contact with someone who is unwell with a temperature or cough.
- Masks should be worn whilst arriving and moving round the meeting room, unless you have a medical exemption.
- All seating will be socially distanced with 2 metres between each seat. Please do not move the chairs. Masks can be removed when seated.
- Please follow any floor signs and any queue markers.
- Try to arrive at the meeting slightly early to avoid a last minute rush.
- A risk assessment, including Covid 19 risks, has been undertaken for this meeting.

COLCHESTER BOROUGH COUNCIL
Planning Committee
Thursday, 31 March 2022 at 18:00

The Planning Committee Members are:

Pauline Hazell	Chairman
Robert Davidson	Deputy Chairman
Lyn Barton	
Helen Chuah	
Michael Lilley	
Jackie Maclean	
Roger Mannion	
Beverley Oxford	
Martyn Warnes	

The Planning Committee Substitute Members are:

All members of the Council who are not members of this committee and who have undertaken the required planning skills workshop training:-

Councillors:

Michelle Burrows	Roger Buston	Nigel Chapman	Peter Chillingworth
Pam Cox	Simon Crow	Andrew Ellis	Adam Fox
Mark Goacher	Jeremy Hagon	Dave Harris	Mike Hogg
Sue Lissimore	Derek Loveland	A. Luxford Vaughan	Sam McCarthy
Patricia Moore	Gerard Oxford	Chris Pearson	Lee Scordis
Lesley Scott-Boutell	Leigh Tate	Lorcan Whitehead	Dennis Willetts
Barbara Wood	Julie Young	Tim Young	

AGENDA
THE LIST OF ITEMS TO BE DISCUSSED AT THE MEETING
(Part A - open to the public)

Please note that Agenda items 1 to 2 are normally dealt with briefly.

An Amendment Sheet is published on the Council's website by 4:30pm on the day before the meeting and is available to view at the bottom of the relevant Planning Committee webpage. Please note that any further information for the Committee to consider must be received no later than 5pm two days before the meeting in order for it to be included on the Amendment Sheet. With the exception of a petition, no written or photographic material can be presented to the Committee during the meeting.

Live Broadcast

This Meeting will be audio livestreamed to this Committee Page.
[. Colchester Borough Council \(cmis.uk.com\)](https://www.colchester.gov.uk/cmis.uk.com)

1 Welcome and Announcements

The Chairman will welcome members of the public and Councillors and remind everyone to use microphones at all times when they are

speaking. The Chairman will also explain action in the event of an emergency, mobile phones switched to silent, audio-recording of the meeting. Councillors who are members of the committee will introduce themselves.

2 Substitutions

Councillors will be asked to say if they are attending on behalf of a Committee member who is absent.

3 Urgent Items

The Chairman will announce if there is any item not on the published agenda which will be considered because it is urgent and will explain the reason for the urgency.

4 Declarations of Interest

Councillors will be asked to say if there are any items on the agenda about which they have a disclosable pecuniary interest which would prevent them from participating in any discussion of the item or participating in any vote upon the item, or any other pecuniary interest or non-pecuniary interest.

5 Have Your Say

At meetings of the Planning Committee, members of the public may make representations to the Committee members. These Have Your Say! arrangements will allow for one person to make representations in opposition and one person to make representations in support of each planning application. Each representation may be no longer than three minutes(500 words). Members of the public wishing to address the Committee in person need to register their wish to address the meeting by e-mailing democratic.services@colchester.gov.uk by 12.00 noon on the working day before the meeting date.

These speaking arrangements do not apply to councillors who are not members of the Committee who may make representations of no longer than five minutes each.

6 Minutes of Previous Meeting

The Councillors will be invited to confirm that the minutes of the meetings held on the 3rd February 2022 and 17th February 2022 are a correct record.

2022-02-03 Colchester Borough Council Planning Committee Minutes 9 - 12

2022-02-17 Colchester Borough Council Planning Committee Minutes. 13 - 18

7 Planning Applications

When the members of the Committee consider the planning applications listed below, they may decide to agree, all at the same time, the recommendations in the reports for any applications which

no member of the Committee or member of the public wishes to address the Committee.

- | | | |
|-----|--|-----------|
| 7.1 | 202829 Land to the Rear of Catchbells, 296 London Road, Stanway, Colchester, CO3 8PB | 19 - 64 |
| | Development of 66 dwellings with associated parking, landscaping, open space, drainage and infrastructure and the formation of a vehicular access onto London Road. | |
| 7.2 | 212646 Land to the East of, Newbarn Road, Great Tey | 65 - 100 |
| | Outline planning application for 30 dwellings and 1ha of public open space and access from Newbarn Road. Some matters reserved. | |
| 7.3 | 220150 Land to the rear of, Hedge Drive Colchester | 101 - 120 |
| | Redevelopment of site to involve the demolition of the existing garages on site, and provision of 3 no. new dwellings. | |
| 7.4 | 212888 Land between 7 & 15 Marlowe Way, Colchester | 121 - 144 |
| | Construction of three 4-bedroom detached houses, each with an integral garage, plus individual private driveways connecting to Marlowe Way. Retention of two TPO trees. | |
| 7.5 | 211878 228 Old London Road, Marks Tey, Colchester, CO6 1HD | 145 - 178 |
| | Erection of building for use as builders' merchants (sui generis) and/or B8 storage and distribution use, ancillary office space, provision of external yard for use associated with builders' merchants and/or B8 storage and distribution use, with associated access, infrastructure and parking. Clearance of existing site and demolition of remaining buildings/structures | |
| 8 | 212810 St Leonards Works, Port Lane, Colchester | 179 - 180 |
| | This report concerns application reference 212810 and seeks approval to allow for the 3.5-metre-wide footway/cycleway along the two sections of the site's Port Lane frontage to be secured via condition rather than the S106 Agreement. | |
| 9 | 120380 The Maltings Student Accommodation, Hythe Quay, Colchester | 181 - 184 |
| | Variation to the S106 contribution spend project. | |
| 10 | Application Nos 160103, 181281 and 191141 Magdalen Street Student Accomodation | 185 - 188 |
| | Variation to the S106 agreement. | |
| 11 | Exclusion of the Public (not Scrutiny or Executive) | |

In accordance with Section 100A(4) of the Local Government Act 1972 to exclude the public, including the press, from the meeting so that any items containing exempt information (for example confidential personal, financial or legal advice), in Part B of this agenda (printed on yellow paper) can be decided. (Exempt information is defined in Section 100I and Schedule 12A of the Local Government Act 1972).

Planning Committee Information Pages v2

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Part B
(not open to the public including the press)