

AMENDMENT SHEET

Planning Committee
17th November 2016

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 *160623 – Land at Cuckoo Farm West, off United Way & Via Urbis Romanae.
Colchester Essex*

Members are advised that the final comments of the Highway Authority have now been received. It is confirmed that no objection is raised to the reserved matters submission. The following conditions and informatives have also been requested for inclusion on the decision notice:

1. Prior to commencement of the development a construction traffic management plan, to include but shall not be limited to details of vehicle/wheel cleaning facilities within the site and adjacent to the egress onto the highway, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the agreed plan.

Reason: To protect highway efficiency of movement and safety in accordance with policy DM1 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011.

2. Prior to occupation of that part of the development which utilises it, the access off United Way at its centre line shall be provided with a minimum 2.4 x 70 metre visibility splay to the right, as measured from and along the nearside edge of the carriageway. There shall be no obstructions within the splay more than 600 mms in height

Reason: To provide adequate inter-visibility between vehicles using the access and those in existing highway in the interest of highway safety in accordance with policy DM1 of the Highway Authority's Development Management Policies as adopted as County Council Supplementary Guidance in February 2011

Notes:

- Prior to any works taking place in the highway the developer should enter into an agreement with the Highway Authority under the Highways Act 1980 to regulate the construction of the highway works
- All or some of the above requirements may attract the need for a commuted sum towards their future maintenance (details should be agreed with the Highway Authority as soon as possible)
- All highway related details should be agreed with the Highway Authority
- The proposal should be in accordance with the Parking Standards Design and Good Practice Supplementary Planning Document dated September 2009

Members are advised that the following plans should be added to the list in condition 02:

C133 P101 – Location Plan
C133 P102 – Existing North Site Plan
C133 P103 – Existing South Site Plan
C133 P106 – Car Park GA Plans
C133 P107 – Inline Units Ground Floor Plan
C133 P108 Inline Units First Floor Plan
C133 P109 Inline Units Roof Plan
C133 P110 Inline Restaurants and Car Park East and South Elevations
C133 P111 Inline Restaurants and Car Park – West and North Elevations
C133 P112 Car Park and Inline Unit – Internal East and West Elevations
C133 P113 Car Park and Inline Unit – Internal South and North Elevations.

The following additional conditions have been requested by the Arboricultural Officer:

Tree and Hedgerow Protection: General

All existing trees and hedgerows shall be retained throughout the development construction phases, unless shown to be removed on the approved drawing and all trees and hedgerows on and immediately adjoining the site shall be protected from damage as a result of works on site in accordance with the Local Planning Authorities guidance notes and the relevant British Standard. All existing trees and hedgerows shall then be monitored and recorded for at least five years following contractual practical completion of the development. In the event that any trees and/or hedgerows 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.

Non-standard Condition – Supervision scheme

No works or development shall take place until a scheme of supervision for the arboricultural protection measures required by condition 34 has been approved in writing by the Local Planning Authority. This scheme will be appropriate to the scale and duration of the works and will include (as appropriate) details of:

- a. Induction and personal awareness of arboricultural matters
- b. Identification of individual responsibilities and key personnel
- c. Statement of delegated powers
- d. Timing and methods of site visiting and record keeping, including updates
- e. Procedures for dealing with variations and incidents

The agreed scheme of supervision shall be carried out to the satisfaction of the Local Planning Authority and shall be administered by a qualified arboriculturalist instructed by the Applicant and approved by the Local Planning Authority.

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

7.2 162432 – Eastwood Service Station, Ipswich Road, Colchester

At 6.1 the report notes a row of “some pollarded trees” to the north of the site. As of 15/11/16 all but one of these trees had been removed as part of the implementation of approval 160608 for the new service station. It is noted that the planning approval conditioned landscaping and the approved landscape drawing shows a native hedge to be planted and allowed to grow to 3m on the northern boundary.

Due to an administrative error the conditions in 18 were not published correctly. They are set out in full below:

18.0 Conditions

ZQA - Standard Advert Condition

Unless an alternative period is specifically stated in the conditions below, this consent expires five years from the date of this decision and is subject to the following standard conditions:

1. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.
2. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

3. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

4. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

5. No advertisement shall be sited or displayed as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: In order to comply with the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

ZAM - *Development to Accord With Approved Plans*

The development hereby permitted shall be carried out in accordance with the details shown on the submitted Drawing Numbers 15198-28 Rev C and 15198-A3-28 Rev D.

Reason: For the avoidance of doubt as to the scope of this permission and in the interests of proper planning.

Z00 – Non Standard Luminance

The maximum luminance of the illuminated signs shall not at any time exceed the standards contained within the Institution of Lighting Professionals, Professional Guide No. 5 for Zone E2 which in this case is 300 Candelas per square metre (300cd/m²).

Reason: To ensure that glare and dazzle is not caused to traffic in the adjoining highway in the interests of highway safety and to prevent excessive illumination in the interests of visual amenity.

ZQD - Flashing or Intermittent Display

Notwithstanding any details shown on the approved drawings, this permission does not authorise any flashing, intermittent or recurring form of illumination.

Reason: It is considered that these forms of illumination may cause harm.

Z00 - *Non-Standard - No Illumination of sections of Totem/Monolith*

Notwithstanding any details shown on the submitted plan drawing, only the digital petrol price display, the BP 'Helios' and the 'BP' initials on the Totem/Monolith (5.2m M.ID BGB-T15.2M) shall be illuminated. The other sections of the Totem/Monolith must not be illuminated at any time.

Reason: As submitted the degree of illumination in the Totem/Monolith is considered to be excessive and therefore this condition is needed in the interest of visual amenity.

ZQG - Sign Illuminated only during opening hours

The signs permitted by this consent shall only be illuminated during the opening hours of the premises to which it relates.

Reason: This is an area where illumination is not common and where unlimited or excessive use of lighting could be detrimental.

Z00 – Non-Standard - No illumination from sign edges

All of the signs shall be constructed in such a way as to make the sides impervious to the passage of light and shall be retained in this manner permanently.

Reason: To ensure that the signs do not spill light sideways to the detriment of visual amenity.