

AMENDMENT SHEET

**Planning Committee
9 September 2021**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 202025 – Land south of Berechurch Hall Road, Colchester

In view of matters raised by the land owner over the scale of developer contributions and the CIL compliance of certain projects sought and consistency of requests, it is recommended that the matter be referred back to DT to seek final clarity on the actual contributions sought and projects for spend with delegated authority for these to form the basis of the s.106 agreement thereafter. Delegated authority is recommended to amend conditions in light of the s.106 (for example to include additional approved documents). In the unlikely event the s.106 cannot be agreed, delegated authority to refuse the application is also recommended.

The following drawings are to be added to condition 2:

Open Space and Phasing Plan PH-154-011

Proposed temporary access for residents during construction
191199.OS.11301 revision A.

Condition 20 to be amended to the following (to include the phasing plan):

20. Non Standard Condition – Landscape

No works shall take place above ground floor slab level, in each phase (as per phasing plan PH-154-011), until full details of all landscape works have been submitted to and agreed, in writing, by the Local Planning Authority and the works shall be carried out prior to the occupation of each phase of the development unless an alternative implementation programme is subsequently agreed, in writing, by the Local Planning Authority. The submitted landscape details shall include:

- Finished levels or contours, where notable changes are proposed.
- Means of enclosure.
- Car parking layouts and other vehicle and pedestrian access and circulation areas;
- Hard surfacing materials.
- Minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.).
- Proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines etc. Indicating lines, manholes, supports etc.).

- Planting plans.
- Written specifications.
- Schedules of plants, noting species, plant sizes and proposed numbers/densities where appropriate.
- Implementation timetables and monitoring programs.

Reason: To ensure that there is a suitable landscape proposal to be implemented at the site for the enjoyment of future users and also to satisfactorily integrate the development within its surrounding context in the interest of visual amenity.

Condition 30 to be amended to the following (as recommended by the Highway Authority):

30. Non Standard Condition – Highways

No occupation of the development shall take place until the following have been provided or completed:

- a) One priority junction and one temporary construction access off Berechurch Hall Road as shown in principle on the planning application drawings
- b) Two new bus stops in Berechurch Hall Road at and/or in the vicinity of the proposal site OR upgrade to Essex County Council specification the two bus stops which would best serve the proposal site (details shall be agreed with the Local Planning Authority prior to commencement of the development)
- c) A toucan crossing in Berechurch Hall Road as shown in principle on planning application drawing number 19199.OS.115.01 Rev. C
- d) A footway/cycleway between the toucan crossing in Berechurch Hall Road and existing footway/cycleway in Camulodunum Way at St. Michael's Primary School & Nursery (details shall be agreed with the Local Planning Authority prior to commencement of the development)
- e) A Travel Plan and Residential Travel Information Packs both in accordance with Essex County Council guidance

Reason: To protect highway efficiency of movement and safety and to ensure the proposal site is accessible by more sustainable modes of transport such as public transport, cycling and walking.

Condition 31 to be amended to the following (as recommended by the Highway Authority):

31. Non standard Condition - Highways

Within 28 days of completion of the development, the temporary construction access (was easternmost priority junction) off Berechurch Hall Road shall be removed in its entirety and replaced with a size 3 turning head as shown in principle on planning application drawing number PH-154-003 Rev. D

Reason: To protect highway efficiency of movement and safety.

7.3 201882 – Former Lookers Renault, 72-78 Military Road, Colchester

Revised plans and elevations have been received which include changes to the primary structure, fronting Military Road. The revised plans and elevations are all viewable on the Council's website.

Recommended condition 2 (approved plans) has been updated to include the final drawing numbers:

The development hereby permitted shall be carried out in accordance with the details shown on the submitted drawing numbers:

1654 001

1654 002 C

1654 003 B

1654 004 C

1654 006

1654 007 A

1654 008 C

1654 009 B

1654 0010 B

1654 0011 B

1654 0012 B

Reason: For the avoidance of doubt and to ensure that the proposed development is carried out as approved.

At the time of writing, one further objection has been received which raises concerns surrounding damage to a wall to the north of the site and overshadowing of allotments. This consultation response is available to view on the Council's website.

A consultation response on the revisions to the proposal has been received from the Council's Urban Design Officer:

The revisions to the scheme consisting of changes to the primary structure, fronting Military Road, include changes to the variety and application of materials, the introduction of modest elements of detailing and altered fenestration. The consistent application of these features enhances the appearance of the building and makes a positive contribution to the adopted design aesthetic, resulting in a greater degree of synergy with the site's surroundings and reinforcing the rhythm established by the building's form.

7.5 211821 – Open spaces, Pondfield Road, Colchester

The applicant intends on including a single leaf access gate in the longest length of fencing which will be locked at all times. This will be used only to access the bank and stream for maintenance work.

AGENDA ITEM 8 – 211958 – The Orchard, Foxes Lane, Eight Ash Green

Please see attached site plan showing the plot correctly plotted



Site Location Plan

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Application Reference: 211958

Site Location Address: The Orchard, Foxes Lane, Eight Ash Green, Colchester, CO3 8NG

Date Produced: 8 September 2021

(Map Not to Scale)