

# **AMENDMENT SHEET**

**Planning Committee  
15 September 2016**

## **AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED**

- 7.1 152493 – 6 – 7 Hawkins Road, Colchester

See letter attached from Robinson and Hall LLP

- 7.2 160103 – Former Bus Depot, Magdalen Street, Colchester

Provisions of the legal agreement to be amended to ensure the submission to and approval by the Local PA of an Operational Management Plan (OMP) the OMP to include, but not be limited to, the setting up of a Community Steering Group, means of dealing with anti-social behaviour, littering and waste. The provisions of the approved document to be implemented in full.

Your Reference:

Please Quote: PLG/44777

Date: 14th September 2016



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Dear Mr Heffer,

**Planning Application 152493**  
**6-7 Hawkins Road, Colchester**

I refer to the above application which is to be presented to the next Planning Committee under the DROP procedure.

The report to Members is clear and unequivocal in its support towards the scale, form and nature of the proposed development and the compliance with adopted policies within the Development Plan. There is therefore no need for me to add further to this debate. I also note that despite the considerable 'fears' raised by Members of the potential harm to a neighbouring commercial business, it is noted that the Council has received only one complaint concerning loss of residential amenity within the area. Indeed, this complaint related to licensed premises rather than any industrial activity. Furthermore, my client's business which also involves heavy goods vehicles arriving and departing throughout the day and night and features the loading and unloading of aggregates, has not caused any concern whatsoever from the immediate neighbours. I therefore fail to accept that the 'concerns' raised by Hamblion who occupy a site across the road, have any foundation. The existing residential properties in the locality are a similar distance to the Hamblion yard to those now proposed, while these residents are more likely to suffer from the departing or arrival of vehicles as they travel along Hawkins Road. No complaints have been made since these properties were occupied.

It is however necessary to draw the Committee's attention to two further matters; the significant impact of a refusal upon a long established commercial interest within the town, and the past interest in Hamblion relocating from their site long before the current application was submitted.

Silverton Aggregates are a company with considerable number of operating bases throughout East Anglia, providing a major support to the construction industry. They have been operating from Colchester for more than 20 years, both at this site and in Haven Road where aggregates are delivered for onward supply. Following a multi-million pound reinvestment in their business, they are in the process of acquiring additional premises in Haven Road. This will enable the consolidation of their business in the town and compliment their activities in Clacton, Ipswich, Braintree and Great Yarmouth. However, this investment can only be achieved through the redevelopment of the Hawkins Road base, which is no longer of a size to meet their customer's demands. Failure to approve the redevelopment scheme will seriously prejudice this investment and inevitably result in the relocation of the business outside of the Borough.

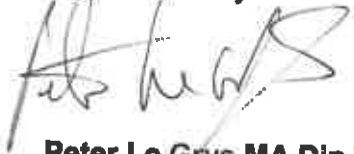
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Robinson & Hall LLP is a limited liability partnership, registered in England, number: OC310548 Regulated by RICS  
\*The term partner is used to refer to a member of the LLP, the director of a corporate member of the LLP, or a person of similar standing



Secondly, Robinson & Hall LLP are involved in major commercial redevelopment schemes throughout the Eastern region. I can advise the committee that two years ago we received an interest from Hamblion to relocate their operations to a site outside of Colchester Borough, demonstrating their lack of commitment to the local economy compared to the clear and progressive approach of Silverton Aggregates to retaining and extending their presence in the immediate locality.

I trust that the contents of this letter are conveyed to Members. I must also reinforce my earlier comments concerning the position of the applicants in the event that an appeal is necessary, with the inevitable consequence if the Council is unable to substantiate its position.

Yours sincerely



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**Principal Chartered Town Planner**  
For and on behalf of Robinson & Hall LLP

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