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Item No: 7.4

Application: 171687

Applicant: Colchester Borough Council

Agent: Colchester Borough Homes

Proposal: Raising height of existing masonry parapet and gable walls to roofs including replacing stone copings and flashings, installing stone cill below bullseye louvre vents (5no) and canopy over entrance door.

Location: Colchester Business Centre, 1 George Williams Way, Colchester, CO1 2JS

Ward: New Town & Christ Church

Officer: Mark Russell

Recommendation: Conditional Approval

1.0 Reason for Referral to the Planning Committee

- 1.1 This application is referred to the Planning Committee because Colchester Borough Council is the applicant.

2.0 Synopsis

- 2.1 The following report gives a brief description of proposed works at the Colchester Business Centre. It is explained that these works are minimal and that no issues of design or amenity arise.
- 2.2 The application is subsequently recommended for approval.

3.0 Site Description and Context

- 3.1 The Colchester Business Centre is a purpose-built facility from the early 2000s to house COLBEA (Colchester Business Enterprise Agency). COLBEA is a not for profit organisation dedicated to supporting business, offering training and advice sessions and other services to local businesses.
- 3.2 The organisation's building was erected at the same time as the surrounding housing development on Magdalen Street and George Williams Way.

4.0 Description of the Proposal

- 4.1 The proposed development is purely cosmetic – as the description implies, it involves raising the height of a parapet and gable walls (all masonry), replacing stone copings and flashings and installing stone cills and a canopy over the entrance door.

5.0 Land Use Allocation

- 5.1 Employment land, within the settlement boundary of Colchester.

6.0 Relevant Planning History

- 6.1 F/COL/00/1243 - Construction of new enterprise centre with associated parking - Demolition of existing enterprise centre and new residential development to comprise 6 houses and 62 apartments including associated roads, parking and landscaping (Phase 1). Approved 22nd February 2001.

7.0 Principal Policies

- 7.1 Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) must be taken into account in planning decisions and is a material consideration, setting out national planning policy. Colchester's Development Plan is in accordance with these national policies and is made up of several documents as follows below.

- 7.2 The adopted Colchester Borough Core Strategy (adopted 2008, reviewed 2014) contains local strategic policies. Particular to this application, the following policies are most relevant:

UR2 - Built Design and Character

- 7.3 The adopted Colchester Borough Development Policies (adopted 2010, reviewed 2014) sets out policies that apply to new development. Specific to this application are policies:

DP1 Design and Amenity

- 7.4 Regard should also be given to the following adopted Supplementary Planning Documents (SPD):

The Essex Design Guide
External Materials in New Developments

8.0 Consultations

- 8.1 The stakeholders who have been consulted and who have given consultation responses are as set out below. More information may be set out on our website.
- 8.2 Environmental Control – suggested a standard demolition and construction advisory note.

9.0 Parish Council Response

- 9.1 n/a

10.0 Representations from Notified Parties

- 10.1 At the time of writing (11th July 2017) no other comments had been received. The consultation process is set to expire on 20th July and any comments received will be reported on the amendment sheet.

11.0 Parking Provision

- 11.1 n/a

12.0 Open Space Provisions

- 12.1 n/a

13.0 Air Quality

13.1 The site is outside of any Air Quality Management Area and will not generate significant impacts upon the zones.

14.0 Planning Obligations

14.1 This application is not classed as a “Major” application and therefore there was no requirement for it to be considered by the Development Team and it is considered that no Planning Obligations should be sought via Section 106 (s.106) of the Town and Country Planning Act 1990.

15.0 Report

15.1 The main issues in this case is simply one of design.

15.2 The proposed amendments are limited and give rise to no concerns at all. The very slight increase in height of the facing brickwork (150mm) and installation of new cast stone copings to the gable parapet wall, coupled with the installation of the new band of render to the gable parapet wall will be visible as will (although less so) the new cast stone cill beneath the louvre gable vents. However, these are minimal interventions.

15.3 Some of the works are to the rear and sides, many of them being minimal. To the front, also, minimal changes are tabled, but the new canopy over the front door is the main change. This is aluminium framed and clad with plastic. This is perfectly acceptable in this location.

15.4 There are no other issues arising and, therefore, the application is recommended for approval.

16.0 Conclusion

16.1 To summarise, the minimal works are acceptable and the application should be supported.

17.0 Recommendation to the Committee

17.1 The Officer recommendation to the Committee is for:

APPROVAL of planning permission subject to the following conditions:

1. ZAA - Time Limit for Full Permissions

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. 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 COR 294571 drg 04 and 08.

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

18.0 Informatives

18.1 The following informatives are also recommended:

ZT0 – Advisory Note on Construction & Demolition

The developer is referred to the attached advisory note *Advisory Notes for the Control of Pollution during Construction & Demolition Works* for the avoidance of pollution during the demolition and construction works. Should the applicant require any further guidance they should contact Environmental Control prior to the commencement of the works.