

Planning Committee

Town Hall, Colchester
7 September 2006 at 6pm

This 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. Attendance between
5.30pm and 5.45pm will greatly assist in
noting the names of persons intending to
speak to enable 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, which is usually published 5 working days before the meeting, and minutes once they are published. Dates of the meetings are available on the Council's website or from Committee Services (see details at the bottom of the page).

Have Your Say!

The Council values contributions from members of the public. Under the Council's Have Your Say! policy you can ask questions or express a view to meetings. If you wish to speak at a meeting or wish to find out more, please pick up the leaflet called "Have Your Say" at Council offices, libraries and on the website.

Private Sessions

Occasionally meetings will need to discuss issues in private. This can only happen on a limited range of issues, which are set by law. When a committee does so, you will be asked to leave the meeting.

Mobile phones, pagers, cameras, audio recorders

Please ensure that all mobile phones and pagers are turned off before the meeting begins and note that photography or audio recording is not permitted.

Access

There is wheelchair access to the Town Hall from West Stockwell 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 Angel Court Council offices, High Street, Colchester or ☎ 282222 or textphone (01206) 282266, and we will try to provide a reading service, translation or other formats you may need.

Facilities

Toilets are located on the second floor of the Town Hall, access via the lift. A vending machine selling cold drinks is located on the ground 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.

Colchester Borough Council, Angel Court, High Street, Colchester

☎ 282222 or textphone (01206) 282266

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

www.colchester.gov.uk

Material Planning Considerations

The following are issues which the Planning Committee can take into consideration in reaching a decision:-

- planning policy such as local and structure plans, other local planning policies, government guidance, case law, previous decisions of the Council
- design, appearance and layout
- impact on visual or residential amenity including potential loss of daylight or sunlight or overshadowing, loss of privacy, noise disturbance, smell or nuisance
- impact on trees, listed buildings or a conservation area
- highway safety and traffic
- health and safety
- crime and fear of crime
- economic impact

The following are **not** relevant planning issues and the Planning Committee cannot take these issues into account in reaching a decision:-

- land ownership issues including private property rights, boundary or access disputes, restrictive covenants, rights of way, ancient rights to light
- effects on property values
- loss of a private view
- identity of the applicant, their personality, or a developer's motives
- competition
- the possibility of a "better" site or "better" use
- anything covered by other types of legislation

**COLCHESTER BOROUGH COUNCIL
PLANNING COMMITTEE
7 September 2006 at 6pm**

Members

Chairman : Cllr Peter Chillingworth
Deputy Chairman : Cllr Andrew Ellis
Cllrs David Adams, Mary Blandon, John Elliott, Maris Fuller, Chris Hall, Theresa Higgins, Martin Hunt (Liberal Democrat Group Spokesperson), Sonia Lewis, Andy Raison (Labour Group Spokesperson)

Substitute Members : All members of the Council who are not members of this Committee except members of the Local Development Framework Committee. The following members are trained substitutes:-

Cllrs Nigel Chapman, Barrie Cook, Peter Crowe, Tina Dopson, Margaret Fairley-Crowe, Margaret Fisher, Stephen Ford, Ray Gamble, Ken Jones, Eugene Kraft, Sue Lissimore, Richard Martin, Gaye Pyman, Ann Quarrie, Craig Sutton, Jill Tod, Julie Young

NB All members sitting on Planning Committee need to have undertaken training in planning matters.

AGENDA - Part A
(open to the public including the press)

To inspect background papers (by prior arrangement) contact Richard Clifford ☎ Colchester 507832.

PLEASE NOTE: Agenda items may be considered in a different order if appropriate.

Members of the public may wish to note that Agenda items 1 to 5 are normally brief. Amendments sheets are often circulated at the meeting and members of the public should check that there are no amendments which affect the applications in which they are interested. Could members of the public please note that any further information which they wish the Committee to consider must be received by 5.00pm on the day 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.

Please ask a member of the Council staff at the meeting for copies of amendment sheets.

1. Have Your Say!

The Chairman will invite members of the public to indicate if they wish to speak or present a petition on any of items included on the Agenda. If you wish to speak and your name has not been noted by Council staff at the meeting you should indicate your wish to speak at this point.

2. Substitutions

Members may arrange for a substitute Councillor to attend a meeting on their behalf, subject to prior notice being given. The attendance of Substitute Members must be recorded.

3. Urgent Items

To mention any items not on this agenda which have been agreed by the Chairman for consideration as requiring immediate attention of the Committee and if so, the reasons for considering the item(s) as a matter of urgency.

4. Declarations of Interest

The Chairman to invite Councillors to declare individually any personal interests they may have in the items on the agenda. If a Councillor declares a personal interest they must also consider whether they have a prejudicial interest. If they have a prejudicial interest they must leave the room for that item.

An interest is considered to be prejudicial if a member of the public with knowledge of the relevant facts would reasonably regard it as so significant that it is likely to prejudice the Councillor's judgement of the public interest.

Councillors should consult paragraph 7 of the Meetings General Procedure Rules for further guidance.

5. Minutes

To confirm as a correct record the minutes of the meeting held on 10 August 2006 (page 1) and 24 August 2006 (page 11).

6. Planning Applications

- (a) To take an en bloc decision to agree the recommendations made in respect of all items for which no member of the Committee or member of the public wishes to address the Committee.
- (b) To consider individually all the applications below not agreed at item 6(a) above.

		PAGE NO
6.1 F/COL/06/1037 18 no. 2 bedroom apartments. 127 Mersea Road, Colchester	Harbour	17
6.2 F/COL/06/1191 Single storey rear extension and conversion of property into two self-contained flats 154 St. Andrews Avenue, Colchester	St. Andrew's	23
6.3 F/COL/06/1253 Additional dwelling to a modified housing block which has planning consent. Waterside Place, East Street, Colchester, Essex	Castle	28
6.4 F/COL/06/0669	East Donyland	31

Erection of 18 flats and 150m2 A1, A2, A3 and B1 commercial space.

Land off Darkhouse Lane, High Street, Rowhedge, Colchester

6.5	C/COL/05/2073	West Mersea	42
	Change of use to proposed siting of 43 holiday caravans/chalets in lieu of existing touring caravan site, together with detailed landscape and amenity planting.		
	Land forming part Seaview Holiday Park, Seaview Avenue, West Mersea		
6.6	F/COL/06/0699	New Town	54
	Construction of four new one bedroom flats.		
	Providence Place, Barrack Street, Colchester, Essex		
6.7	C/COL/06/0944	Winstred Hundred	62
	Change of use of former shop/post office area to residential.		
	Moss Cottage, Lower Road, Peldon		
6.8	C/COL/06/1141	Gt. Tey	89
	Change agricultural land to garden.		
	Site rear of Kalina, Brook Road, Great Tey, Colchester		
6.9	CC/COL/06/1246	West Bergholt & Eight Ash Green	93
	Construction of a 660 space park and ride and transport interchange with associated access road and siting of bus terminal building. Observations to Essex County Council on Application CC/COL/101/06		
	Land North East Side of A1124 Halstead Road, Eight Ash Green		
6.10	Roundabout advertisement applications		107
(i)	A/COL/06/1002 - Tollgate Roundabout, Stanway 5 No. signs		
(ii)	A/COL/06/1003 - Lexden Roundabout, Colchester 3 No. signs		
(iii)	A/COL/06/1004 - Hawkins Road Roundabout, Colchester 4 No. signs		
(iv)	A/COL/06/1005 - Severalls Lane Roundabout, Colchester 4 No. signs		
(v)	A/COL/06/1006 - Rovers Tye Roundabout, Colchester 4 No. signs		
(vi)	A/COL/06/1010 - London Road Roundabout, Colchester 3 No. signs		
(vii)	A/COL/06/1011 - Olivers Lane Roundabout, Colchester 4 No. signs		
(viii)	A/COL/06/1012 - Tollgate Centre Roundabout, Stanway 4 No. signs		
(ix)	A/COL/06/1013 - Derwent Road Roundabout, Colchester 4 No. signs		
(x)	A/COL/06/1014 - The Albert Roundabout, Colchester 4 No. signs		
(xi)	A/COL/06/1015 - Tollgate West Roundabout, Stanway 3 No. signs		
(xii)	A/COL/06/1016 - Colne Bank Roundabout, Colchester 4 No. signs		

- (xiii) A/COL/06/1017 - Ipswich Road Roundabout, Colchester 3 No. signs
- (xiv) A/COL/06/1018 - Mill Road Roundabout, Colchester 3 No. signs
- (xv) A/COL/06/1019 - Essex Hall Roundabout, Colchester 3 No. signs
- (xvi) A/COL/06/1020 - Haven Road Roundabout, Colchester 4 No. signs
- (xvii) A/COL/06/1021 - Highclere Road Roundabout, Colchester 4 No. signs
- (xviii) A/COL/06/1022 - Spring Lane Roundabout, Colchester 4 No. signs
- (xix) A/COL/06/1023 - Cunobelin Way Roundabout, Colchester 3 No. signs
- (xx) A/COL/06/1024 - Marks Tey Roundabout, Marks Tey 4 No. signs
- (xxi) A/COL/06/1025 - Maldon Road Roundabout, Colchester 4 No. signs
- (xxii) A/COL/06/1026 - Abbots Lane Roundabout, Eight Ash Green 3 No. signs
- (xxiii) A/COL/06/1027 - Wyncolls Road Roundabout, Colchester 4 No. signs
- (xxiv) A/COL/06/1028 - Prince of Wales Roundabout, Marks Tey 4 No. signs
- (xxv) A/COL/06/1029 - Eastwood Road Roundabout, Colchester 4 No. signs
- (xxvi) A/COL/06/1030 - Brinkley Grove Roundabout, Colchester 3 No. signs
- (xxvii) A/COL/06/1031 - Gosbecks Park Roundabout, Colchester 3 No. signs
- (xxviii) A/COL/06/1032 - Gilbert School Roundabout, Colchester 4 No. signs
- (xxix) A/COL/06/1033 - Middleborough Roundabout, Colchester 5 No. signs
- (xxx) A/COL/06/1034 - St Botolphs Circus Roundabout, Colchester 4 No. signs

7. Amendment to Section 106 Agreement// Land adjacent to Layer Road, Lordswood Road and Eight Acre Lane

See report by the Head of Planning, Protection and Licensing (page 147).

8. Proposed changes to the Scheme of Delegation in respect of Section 106 Agreements and Wording of Recommendations to Planning Committee

See report by the Head of Planning, Protection and Licensing (page 149).

9. Changes to the Scheme of Delegation to cover Unilateral Agreements

See report by the Head of Planning, Protection and Licensing (page 152).

10. Exclusion of the public

Occasionally the Committee will need to discuss issues in private. This can only happen on a limited range of issues, which are set by law. When the Committee does so, members of the public will be asked to leave the meeting at this point.

Our vision is for Colchester to develop as a prestigious regional centre

Our goal is to be a high performing Council

Our corporate objectives for 2006-2009 are:



e-mail: committee.services@colchester.gov.uk
website: www.colchester.gov.uk