



Notes of the Planning and Development Committee Meeting

Held on 19th August 2014 at the John Lampon Hall at 7.30pm

Committee Members

*Chris Stevenson (Chair), Andrew Savage
Brian Butcher*

Next meeting: 17th September at 19.30 in John Lampon Hall.

Apologies: Bob Tyrell

Members of the public present: yes
five members of the public

Declarations of Interest: None

CURRENT APPLICATIONS Application No.	Proposal	Applicant (Agent)/Location	Object / Support / Observations	Comments
145373	Single storey rear extension. Conversion of garage to family room/gymnasium. New cart lodge to front.	Mr Andrew Hopper 124 Lexden Road, West Bergholt Colchester CO6 3BP.	Support	None
145415	Erection of 3 bedroom detached house and detached single garage after demolition of existing 2 bedroom bungalow and detached single garage.	Mrs Pauline Rideout. 91 Chapel Road, West Bergholt Colchester CO6 3HB.	Object	The Parish Council has reservations as to the look, appearance and design presented in the application. It is accepted that a larger dwelling could be accommodated on this site but the proposals submitted will have a considerable impact on the street scene and the balance between the adjacent properties and the proposed new house looks wrong. The drawings are poorly reproduced so it is difficult to gauge the overall effect but the house is far too tall, it needs to address the small bungalow in height on the left also the new house on the right and not dominate the streetscape. Also the property to the rear is lower, as the ground level slopes down, so the new house will be very dominant. A simple single storey property with rooms totally in the roof, would be an alternative or the house should be built slightly into the ground as has the house adjacent. Policies DG7 & DG13 in the Village Design Statement refer.



145501	Two storey side extension and single storey front and rear extensions. New detached single garage to side. (Resubmission of planning application 131694)	2 Hall Farm Cottages, Hall Road, West Bergholt Colchester CO6 3DU	Observations	The Parish Council notes the reasons for the original refusal and would be happy to support an extension as long as the original reasons for refusal can be overcome in terms of preserving the character of the original dwelling.
145620	Change of use from B1 Light Industrial to B2 General Industrial use for quality metalwork services only.	Mr Paul White. Kinckhams Barns, Bures Road, West Bergholt Colchester CO6 3DN	Observations	The Parish Council notes the concern raised by adjacent residents and requests that should the Borough Council grant planning permission that noise and disturbance are contained within national guidelines. It also requests that further changes to the activities covered by the change of use class order are subject to a separate assessment or further application.
145642	Erection of dwelling house with associated parking facilities	Mr Elliot, 9 Bradbrook Cottages, Armoury Road, West Bergholt Colchester CO6 3JW	Object	It is not possible to ascertain how the proposals complement the existing housing in this area. No street scene plan has been provided and this is an important omission given that it is a new development. It is clear that the proposals will have a substantial effect on the existing streetscape without this information we must object to the application. Policy DG8 in the Village Design Statement refers.

Note: where appropriate reference to the Village Design Statement (VDS) has been made in the above comments. The VDS has been adopted by the Parish Council and Colchester Borough Council.

Other Matters:

- Colchester Borough Council Local Planning consultations: The Planning Committee will join forces with the Neighbourhood Plan Steering Group to meet CBC on matters arising from the latest consultations on the sustainability appraisals and call for new housing sites to be submitted to the Borough Council.
- The PC has been made aware of possible development near Valley View. It was resolved to enquire about this to the Borough Council.