



Notes of the Planning and Development Committee Meeting

Held on 19th March 2014 at the John Lampon Hall

Committee Members *Chris Stevenson (Chair), Andrew Savage
Bob Tyrell, Brian Butcher*

Next meeting: 16th April at 19.30 in John Lampon Hall.

Apologies: None Members of the public: none

- Notes**
- Bob Tyrell declared an interest in PA 142144 having been approached by the applicants for his advice previously.
 - The Chairman advised that two planning applications not on the agenda would be considered, as their consultation expiry dates fell before the next meeting.

CURRENT APPLICATIONS Application No.	Proposal	Applicant (Agent)/Location	Object / Support / Observations	Comments
140381	Rebuilding of single storey side extension and porch destroyed by fire and replacing area of former garage with a bedroom with a bedroom and en-suite, and enlargement of porch. Single storey front extension to living room.	Mr and Mrs Leggett. Delmont, Hall Road, West Bergholt Colchester CO6 3DU	Support	None
142481	Stationing of a mobile trailer for hot food takeaway sales.	Mr Morat Kokcu. Queens Head Public House 5 Queen's Road, West Bergholt Colchester CO6 3HE	Object	The proposed mobile trailer is sited in an attractive part of the village with its pleasing pub frontage and opposite the village duck pond. The presence of the trailer does not enhance the environment in this sensitive location and runs contrary to VDS Policy DG34 and is not an acceptable proposition for this reason.
142468	Demolition of existing Bungalow and erection of Two Detached Dwellings complete with Home Office	Mr Robert Pomery (Agent). 44 New Church Road, West Bergholt Colchester CO6 3JE	Support	The PC is impressed with the quality of this planning application especially the illustration which clearly shows how the new dwellings would feature and integrate into the street scene. VDS Policy DG3 has been fulfilled in this respect. The PC is impressed with the quality of this planning application especially the illustration which clearly shows how the new dwellings would feature and integrate into the street scene. VDS Policy DG3 has been fulfilled in this respect. The PC would draw CBC's attention to the side windows of the proposed houses at the boundary and suggests that those to the first floor be constructed/ positioned so that they would not overlook the gardens adjacent.

142144	Remove garage flat roof and replace with tile pitch roof. Replace garage door with a window and cavity wall. Remove patio doors (current main entrance) with window and cavity wall. Convert garage and lobby into a kitchen.	Mr Brett Macklin. 7 Albany Road, West Bergholt Colchester CO6 3LB	Observations	This proposal may be acceptable but it is impossible to tell from the drawing supplied. The PC is concerned at the very poor quality of information provided and would see CBC request further details as a condition of any approval. VDS Policies DG3, 7 and 8 are important in this regard and it is difficult to gauge whether these have been achieved. We are specifically concerned how the front elevation will look. With the existing garage opening being filled with brickwork, matching brickwork and mortar is almost impossible, and we are concerned as to the final appearance. Therefore we would like to suggest the garage walls are smooth rendered to avoid this problem.
142518	Erection of a single storey timber framed orangery.	Mrs L McEwan. Barn House, 9 Lexden Road, West Bergholt Colchester CO6 3BT	Support	None
142851	Proposed two storey side extension	Mr & Mrs N Silk. 13 Church Close, West Bergholt Colchester CO6 3JZ	Support	None

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: None.