

**MINUTES OF A MEETING OF THE DEVELOPMENT AND REGULATION
COMMITTEE HELD AT COUNTY HALL, CHELMSFORD ON 24 APRIL 2015**

Present

Cllr R Boyce (Chairman)
Cllr J Aldridge
Cllr K Bobbin
Cllr M Ellis
Cllr C Guglielmi

Cllr J Jowers
Cllr M Mackrory
Cllr Lady Newton
Cllr J Reeves
Cllr S Walsh

1. Apologies and Substitution Notices

Apologies were received from Cllr J Abbott and Cllr J Lodge.

2. Declarations of Interest

Cllr Jowers declared a personal interest in agenda item 5a, Former Severalls Hospital Site, Colchester, as a member and chairman of the local Development Committee.

3. Minutes

The Minutes and Addendum of the Committee held on 27 February 2015 were agreed and signed by the Chairman.

4. Identification of Items Involving Public Speaking

One person was identified to speak in accordance with the procedure for the following item:

Construction of a two-storey, two-form entry Primary School with associated hard and soft play space, vehicle access and parking, hard and soft landscaping, drainage, lighting and fencing.

Location: Former Severalls Hospital Site, Northern Approach Road (Phase 3), Colchester, Essex, CO4 5HG.

Ref: CC/COL/52/14

Applicant: Essex County Council

Public Speaker: Jean Dickinson speaking for the application

And, speaking as local Member, Cllr A Turrell.

5. Former Severalls Hospital Site, Colchester

The Committee considered report DR/12/15 by the Director for Operations, Environment and Economy.

The Members of the Committee noted the contents of the Addendum attached to these minutes.

Policies relevant to the application were detailed in the report.

Details of consultation and representations received were set out in the report.

The Committee noted the key issues that were:

- Need and Principle of the development
- Policy considerations
- Landscape and visual impact
- Noise and pollution
- Traffic and highways
- Heritage impact and design.

In accordance with the protocol on public speaking the Committee was addressed by Cllr Jean Dickinson, a member of Myland Community Council, the local parish council. Cllr Dickinson said:

- When the public consultation was announced in September 2014, Myland Community Council (MCC) had heard nothing of the proposal since 2001, apart from the periodic renewals of existing planning consent. The public consultation was ineffective and did not include MCC.
- MCC has an adopted design statement relating to the site, an adopted parish plan, front runner status for the emerging neighbourhood plan, and the agreement in principle of the HCA, who actually own the site, that the relocation of the proposed community centre may be negotiated, once the developer is in place. None of these were addressed in the consultation process
- MCC would like to have seen the architectural style reflect the existing park, rather than merely copy the design used for Braiswick School. It also had concerns over the proximity to the NR3, and expressly sought monitoring and managing of pollution from particulates and noise
- Local authorities should be able to contribute to funding, design and operation of such services
- MCC reluctantly supports the application in the common interest, but asks that the Committee updates its guidelines to staff, to ensure the full involvement of appropriate local authorities in future developments.

Cllr Anne Turrell, local Member for Mile End and Highwoods, then addressed the meeting. Cllr Turrell said:

- There is certainly a desperate need for new schools in Colchester, as many children have to be transported considerable distances at present, to find school places
- She acknowledged some of the shortcomings noted by the community council, in particular the building design
- At present, there are very few houses nearby, so initially most of the pupils will be arriving by car. Once the new housing is up and occupied, and the pedestrian access points are opened, people must be encouraged to walk and cycle
- There is a need to monitor noise and pollution for a longer period than suggested in the report
- She drew Members' attention to the comments of Colchester Borough Council and confirmed her overall support for the application.

In response to questions raised by Members, it was noted:

- The application is Equality Act compliant, and the building does have a lift
- The roof is not of traditional flat roof design, but is an aluminium standing seam roof, which has a slight pitch
- The initial school intake will not come from the immediate area, as there is as yet very little housing around the site; but this is a good example of forward build, where such a facility is pre-planned into a development, rather than having to be added as an afterthought, when the bulk of the new housing is already built
- Children will arrive by car but the school will take seven years to reach capacity and the school's Travel Plan will encourage walking and cycling. There may some scope for using the proposed community facilities at the south end of the site as a drop off point
- The number of car parking spaces (28, including 2 disabled spaces) accords with the maximum allowed under Essex Parking Standards
- No further expansion of this site from the planned 420 capacity is envisaged
- The level of detail to be included in the agenda papers is always an issue, but a link to all relevant plans will be included in every report. A training session for Members will be arranged, to give Members a greater awareness and understanding of design issues.

Three further points were made by Members:

- The building reflected the same basic, functional design seen in other new build schools, in keeping with current ECC policy, to reduce costs but maintain quality
- The restrictions on numbers of car parking spaces at sites should be reviewed, as they seem unrealistic
- Some thought should be given to taking a longer term view of school buildings construction, with the possibility of making them more adaptable.

After further brief discussion, the resolution was proposed and seconded. Following a vote of nine in favour and one against, it was

Resolved

That pursuant to Regulation 3 of the Town and Country Planning General Regulations 1992, planning permission be **granted** subject to the following conditions:

1. The development hereby permitted shall be begun before the expiry of 5 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.
2. The development hereby permitted shall be carried out in accordance with the details of the application dated 28/11/14, together with:
 - Utility Services Statement by Silcock Dawson & Partners;
 - URS Travel Plan 47072325 Rev 1 dated November 2014;

- URS Transport Statement 47072325Rev 1 dated November 2014;
- Sustainability Report by Silcock Dawson & Partners dated November 2014;
- Archaeological Desk-Based Assessment dated October 2014;
- Statement of Community Involvement by Dalton Warner Davis dated 24 November 2014;
- Planning and Heritage Statement by Dalton Warner Davis dated 24/11/14, as amended by Heritage Assessment by Dalton Warner Davis Rev B dated 03/03/15;
- Arboricultural Impact Assessment by Arboricultural Solutions LLP Rev November 2014;
- External Lighting Analysis by Silcock Dawson & Partners dated October 2014;
- Landscape and Ecological Management Plan ref SS-HED-DOC-LA-108 version 3 dated 19/11/14;
- Primary School Places in Colchester dated November 2013;
- Site Investigation Report dated 13/11/14;
- Baseline Ecology Report and Assessment by Richard Graves Associates dated November 2014;
- URS Land Drainage Schedule;
- Construction Environment and Management Plan dated 06/02/15;
- External Lighting Analysis dated October 2014;
- External Lighting Calculation by Silcock Dawson & Partners dated 15/02/15
- Flood Risk Assessment and Drainage Strategy Report ref SS-STL-D-REP-0061 rev P02 dated 21/11/14;
- Arboricultural Scheme of Supervision dated 10 March 2015;
- Written Scheme of Investigation for archaeological trial trenching and excavation dated 10/03/15.

together with drawing numbers:

- SS-KSS-DWG-A-P003 Rev E dated 20/11/14;
- SS-KSS-DWG-A-P4600 Rev A dated 20/11/14;
- SS-KSS-DWG-A-P301 Rev D dated 20/11/14;
- SS-KSS-DWG-A-P300 Rev D dated 20/11/14;
- SS-KSS-DWG-A-P201 Rev A dated 20/11/14;
- SS-KSS-DWG-A-P200 Rev D dated 20/11/14;
- SS-KSS-DWG-A-P102 Rev D dated 20/11/14;
- SS-KSS-DWG-A-P101 Rev C dated 20/11/14;
- SS-KSS-DWG-A-P100 Rev C dated 20/11/14;
- SS-KSS-DWG-A-P004 Rev B dated 20/11/14;
- SS-KSS-DWG-A-P002 Rev A dated 20/11/14;
- SS-KSS-DWG-A-P001 Rev A dated 20/11/14;
- TCP_SEVERALLS_1 Rev A dated October 2013;
- SS-HED-DWG-LA-105 Rev B dated 19/11/14;
- SS-HED-DWG-LA-104 Rev D dated 19/11/14;
- SS-HED-DWG-LA-103 Rev C dated 19/11/14;
- SS-HED-DWG-LA-101 Rev F dated 18/11/14;
- SS-HED-DOC-LA-109 Rev A dated 19/11/14;
- SS-HED-DWG-LA-100 Rev C dated 19/11/14;
- SS-KSS-PRES-A-P001 Rev A dated 20/11/14 (Materials Sample Board)

- SS-STL-D-DWG-3000-01 rev P01 dated 21/11/14;
- 46384669/C/0516 Rev F dated August 2014;
- 46384669/C/0515 Rev E dated August 2014;
- 46384669/C/0525 Rev D dated September 2014;
- SS-SDP-DWG-E-600 rev P7 dated 27/02/15;
- SS SKC SPC C FEN1 dated 09th March 2015;

together with:

- Covering Letter by Dalton Warner Davis dated 28/11/14, letter from DWD dated 06/02/15, letter from DWD dated 27/02/15, letter from DWD dated 18/03/15, letter from Richard Graves Associates dated 09 March 2015 and letter from ECC Infrastructure Delivery dated 02/04/15;
- Emails from Skanska dated 09/01/15 and 16/01/15, emails from DWD dated 06/02/15 and 10/02/15, email from ECC Infrastructure Delivery dated 07/04/15

and the contents of the Design and Access Statement ref SS-KSS-REP-A-P001 Rev D

and in accordance with any non-material amendment(s) as may be subsequently approved in writing by the County Planning Authority, except as varied by the following conditions:

3. The development hereby permitted shall not take place unless in accordance with the Flood Risk Assessment and Drainage Strategy Report ref SS-STL-D-REP-0061 Rev P02 dated 12/01/15 and drawing ref SS-STL-D-DWG-3000-01 Rev P01 dated 21/11/14.
4. The noise rating value of the fixed plant associated with the expansion of the school, derived in accordance with the methodology of BS 4142:2014, shall not exceed the representative background noise level (LA90,T) at any existing or permitted noise sensitive property, the locations of which shall have been approved in advance in writing by the County Planning Authority.
5. Noise emanating from any activities associated with the school, including the use of the access road, playground and sporting activities, shall not result in an increase in ambient noise level (LAeq,1hr) at any nearby sensitive receptor by more than 3 dB LAeq,1hr.
6. No development or preliminary ground-works shall commence until a programme of archaeological work has been undertaken in accordance with the Written Scheme of Investigation for Archaeological Trial Trenching and Excavation dated 10/03/15.
7. Following the completion of the archaeological work approved under Condition 6 of this permission (within six months of the completion date, unless otherwise agreed in advance with the planning authority) a full site archive and report for deposition at the local museum, and publication report to an appropriate level (to be agreed by the County Planning Authority) shall be submitted by the applicant.

8. No development or any preliminary groundworks shall take place until:
 - a. All trees to be retained during the construction works have been protected by fencing of the 'HERAS' type or similar. The fencing shall be erected around the trees and positioned in accordance with British Standard 5837:2012, and;
 - b. All weather notices prohibiting accesses have been erected on the fencing demarcating a construction exclusion zone as detailed in BS5837:2012 section 6.
 - c. Notwithstanding the above, no materials shall be stored or activity shall take place within the area enclosed by the fencing. No alteration, removal or repositioning of the fencing shall take place during the construction period without the prior written consent of the County Planning Authority.
9. Unless otherwise approved in writing by the County Planning Authority, no retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree's branches, stems or roots be pruned.
10. If the development hereby approved does not commence within 1 year of the date of the planning consent, the approved ecological measures shall be reviewed and, where necessary, amended and updated. The review shall be informed by further ecological surveys commissioned to i) establish if there have been any changes in the presence and/or abundance of protected species and ii) identify any likely new ecological impacts that might arise from any changes.

Where the survey results indicate that changes have occurred that will result in ecological impacts not previously addressed in the approved scheme, the original approved ecological measures will be revised and new or amended measures, and a timetable for their implementation, will be submitted to and approved in writing by the local planning authority prior to the commencement of development. Works will then be carried out in accordance with the proposed new approved ecological measures and timetable.

11. No development shall take place beyond the installation of a damp proof membrane unless full details of the screening of all external roof plant excluding the south facing photovoltaic panels have been submitted to and approved in writing by the County Planning Authority. The details shall include the location of the proposed screening on the roof, height, materials and colours of the proposed screening. The screening shall thereafter be implemented in accordance with the approved details prior to the beneficial occupation of the school.
12. No fixed lighting (as approved under Condition 2 of this permission) shall be illuminated on site until precise details of the hours of use, automatic

sensors and use of dimmer switches have been submitted to and approved in writing by the County Planning Authority. The fixed lighting shall thereafter be illuminated only in accordance with the approved details.

13. The western 4m high grassed earth mound, as indicated on drawing ref SS-HED-DWG-LA-101 Rev F dated 18/11/14, shall be constructed in accordance with the details shown on drawing ref SS-HED-DWG-LA-101 Rev F dated 18/11/14, unless otherwise approved in writing by the County Planning Authority.
14. No beneficial occupation of the development hereby permitted shall take place until details of covered cycle parking provision, as indicated on drawing ref SS-KSS-DWG-A-P003 Rev E dated 20/11/14, have been submitted to and approved in writing by the County Planning Authority. The details shall include the design, location and number of spaces for cycle parking to be provided prior to the beneficial occupation of the development hereby permitted and details of additional cycle spaces including the number, location, design and timeframe for implementation based on a specified methodology to identify any additional need. The development hereby permitted shall be carried out in accordance with the approved details and shall thereafter be retained and maintained for the duration of the development hereby permitted.
15. The planting shown along the eastern boundary of the site adjacent to the acoustic bund shall be implemented in accordance with the details shown on drawing ref SS-HED-DWG-LA-101 Rev F dated 18/11/14. The planting shall be implemented within the first available planting season (October to March inclusive) following completion of the development hereby permitted and maintained thereafter in accordance with Condition 16 of this permission.
16. Any tree or shrub forming part of a landscaping requirement approved in connection with the development under Condition 15 of this permission that dies, is damaged, diseased or removed within the duration of 5 years during and after the completion of the development shall be replaced during the next available planting season (October to March inclusive) with a tree or shrub to be agreed in advance in writing by the County Planning Authority.
17. The western pedestrian access shall be implemented as shown on drawing ref SS-KSS-DWG-A-P003 Rev E dated 20/11/14 in order to connect with proposed pedestrian and cycle networks within the wider Severalls development.
18. The development hereby permitted shall not be constructed unless in accordance with the Construction Environment and Management Plan dated 06/02/15.
19. No construction of the 'staff parking' area, as shown on drawing ref SS-HED-DWG-LA-101 Rev F dated 18/11/14, shall take place unless a drawing showing the removal of the eastern turning head within the 'staff parking' area has been submitted to and approved in writing by the County Planning Authority. The car park shall be implemented in accordance with the

approved details prior to the beneficial occupation of the development hereby permitted.

Enforcement Update

6. Enforcement of Planning Control

The Committee considered report DR/13/15, updating members of enforcement matters for the period 1 January to 31 March 2015.

The Committee **NOTED** the report.

7. Statistics

The Committee considered report DR/14/15, Applications, Enforcement and Appeals Statistics, as at end of the previous month, by the Director of Operations, Environment & Economy.

The Committee **NOTED** the report

8. Date and time of Next Meeting

The Committee noted that the next meeting will be held on Friday 22 May 2015 at 10.30am in Committee Room 1.

There being no further business the meeting closed at 11.30 am.

Chairman