

From: Sue Jackson
Sent: 03 October 2012 10:39
To: 'Richard Warner'
Subject: Cooks Shipyard Wivenhoe

Dear Richard,

I have received enquiries from residents about a possible application for a new surgery at the above site whilst I can confirm we have not received an application can I confirm the Council is in discussion with you do you know when there will be public consultation/community engagement?

Kind Regards

Sue Jackson
Principal Planning Officer
Planning Projects Team
Environmental and Protective Services
Colchester Borough Council
33 Sheepen Road
Colchester
CO3 3WG

email sue.jackson@colchester.gov.uk
telephone 01206 282450
fax 01206 282598

Post Point 8

From: Sue Jackson
Sent: 03 October 2012 10:31
To: 'Richard Warner'
Subject: RE: Wivenhoe Cooks Shipyard planning

Dear Richard,

I confirm this is the latest planning permission

Kind Regards

Sue Jackson
Principal Planning Officer
Planning Projects Team
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Colchester Borough Council
33 Sheepen Road
Colchester
CO3 3WG

email sue.jackson@colchester.gov.uk
telephone 01206 282450
fax 01206 282598

From: Richard Warner [mailto:]
Sent: 01 October 2012 17:31
To: Sue Jackson
Subject: RE: Wivenhoe Cooks Shipyard planning obligations

Thanks very much Sue

Richard

From: Sue Jackson
Sent: 01 October 2012 16:58
To: 'Richard Warner'
Subject: RE: Wivenhoe Cooks Shipyard planning obligations

Dear Richard,

Below is the relevant extract from the section106 agreement

5.18 To construct the Business Units to Completion (with the exception of any final internal fitting out works) by no later than 12 calendar months from the date of Final Occupation PROVIDED THAT in the event that the Council is satisfied with evidence provided by the Developer that funding for the construction of the Business Units is not available to enable construction to be completed within the said 12 calendar months then the obligation to construct the said Business Units to Completion (with the exception of any final internal fitting out works) shall be extended to 24 calendar months from Final Occupation

Obviously your proposal will require a new planning permission and a variation to the existing agreement plus possibly a new agreement. If the 12 month period is likely to expire before your proposals are finalised a variation to the existing agreement would have to be submitted.

Kind Regards

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Post Point 8

From: Richard Warner [mailto: [REDACTED]]
Sent: 01 October 2012 13:58
To: Sue Jackson
Subject: RE: Wivenhoe Cooks Shipyard planning obligations

Hi Sue – sorry to bother you again but the issue I'm researching is very specifically to do with the timescale for the commercial development on our site so it is just this particular issue I was looking to research

I gather there's an obligation under s106 to build out the commercial element to shell and core within 12 months of the occupation of the last residential unit. Is this how you remember it and would that be transferrable to subsequent owners of the site in question?

Many thanks again

Richard

From: Richard Warner
Sent: 01 October 2012 10:23
To: sue.jackson@colchester.gov.uk
Subject: Wivenhoe Cooks Shipyard planning

Hallo Sue – I hope this is a simple request, not wishing to take up any more of your time than is necessary

Attached is the latest planning document I have. I wondered if there was anything more recent or more specific to the site – unlikely I know but I thought I'd ask

Many thanks

Richard Warner
Chief Executive
Realise Health Ltd

Direct Line: [REDACTED]
Mobile: [REDACTED]

Realise Health Limited is a company registered in England and Wales with registration number 5028605 and operates from Lodge House, Lodge Lane, Langham, Colchester, C04 5NE. The company and its subsidiaries have their registered offices at 3 Tenterden Street, London W1S 1TD. Realise Health Limited reserves the right to monitor email communication through its networks.

Realise Health Ltd
Lodge House
Lodge Lane
Langham
COLCHESTER CO4 5NE

www.realisehealth.co.uk

 Please consider the environment - only print this email if absolutely necessary

From: [REDACTED] [mailto:[REDACTED]@realisehealth.co.uk]
Sent: 17 September 2012 09:38
To: Sue Jackson
Subject: RE: cooks shipyard re highways

Hi Sue

I understand that James Phillips the architect has now sent you a plan outlining the site. If this is not the case would you please let me know.

Regards



PA to Chief Executive
Realise Health Ltd
Lodge House, Lodge Lane
Langham CO4 5NE
Telephone 01206 233717
email: [REDACTED]@realisehealth.co.uk
www.realisehealth.co.uk

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From: Sue Jackson [mailto:Sue.Jackson@colchester.gov.uk]
Sent: 10 September 2012 10:00
To: [REDACTED]
Subject: RE: cooks shipyard re highways

Dear [REDACTED],

If you email me a plan outlining the site I can then have it made up into a formal PE and the invoice can be sent in respect of the site.

Kind Regards

Sue Jackson
Principal Planning Officer
Planning Projects Team
Environmental and Protective Services
Colchester Borough Council
33 Sheepen Road
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CO3 3WG

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Post Point 8

From: [REDACTED] [[mailto:\[REDACTED\]@realisehealth.co.uk](mailto:[REDACTED]@realisehealth.co.uk)]

Sent: 07 September 2012 09:53

To: Sue Jackson

Subject: FW: cooks shipyard re highways

Dear [REDACTED]

Thank you for your email to Richard, as you will see from his response he is now on annual leave – I have contacted both Martin and Adam, with a view to Richard meeting them on his return - thank you.

In the meantime, I am tying up loose ends and was hoping you might be able to advise me as to when we can expect to receive an invoice or receipt for the £240 cheque Richard handed over to you for the pre-planning meeting last month. Do you know if we need to make a special request or will one be generated and sent to us later this month?

Regards

[REDACTED]
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From: Richard Warner [[mailto:\[REDACTED\]](mailto:[REDACTED])]

Sent: 06 September 2012 15:29

To: Sue Jackson

Cc: Martin Mason Strategic Development Engineer; Adam Garland Development Management Engineer; [REDACTED] [@realisehealth.co.uk](mailto:[REDACTED]@realisehealth.co.uk)

Subject: RE: cooks shipyard re highways

Thanks Sue

I think [REDACTED] is making contact to arrange a meeting – I'm away now for a week so will pick up on my return

Also, I was with James Philipps yesterday and he recalled you were going to put a brief summary report together post our meeting?

Best wishes

Richard

From: Sue Jackson [<mailto:Sue.Jackson@colchester.gov.uk>]
Sent: 06 September 2012 14:08
To: Richard Warner
Cc: Martin Mason Strategic Development Engineer; Adam Garland Development Management Engineer
Subject: cooks shipyard

Dear Richard,

I'm not sure if Lee has already replied as I have been involved in an appeal hearing the last few days. The email addresses are above.

Martin/ Adam not sure which of you is the best contact re a Primary Care Trust building on Cooks to replace approved commercial floor space

Kind Regards

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Post Point 8

From: Richard Warner [<mailto:> [REDACTED]] ¹
Sent: 30 August 2012 15:20
To: Sue Jackson; Lee Smith-Evans
Subject: RE: 11am Thursday 30th Aug at Rowan House

Thanks very much for meeting us today

Could you possibly point me in the right direction for contacting and making an appointment to see Martin Mason and/or Adam Garland?

Many thanks

Richard

From: Richard Warner
Sent: 08 August 2012 09:45
To: 'lee.smith-evans@colchester.gov.uk'
Subject: 11am Thursday 30th Aug at Rowan House

Hi Lee – thanks for your time and for agreeing to meet so quickly!

Almost confirmed (99%) with the architect and once done I'll send an outlook invite and include Sue Jackson on invitees

Meanwhile, I think we come under minor application (< 1,000m²) which means a fee of £200 + vat. Presumably you'll invoice

See you then

Kind regards

MINOR and OTHER APPLICATIONS

Category	Definition	Written response only	Meeting (if agreed with CBC as necessary)and written response
Minor application	Any development which does not fall within the major or other category	£100 + VAT = £120	£180 for first hour + £60 per hour thereafter Inc VAT
Other application (not Householder)	Small scale development which does not fall within the major or minor category eg: Minerals Change of Use Advertisements Listed building alterations/extensions Listed building demolition Conservation area consents	£100 + VAT = £120	£180 for first hour + £60 per hour thereafter Inc VAT

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From: Sue Jackson
Sent: 13 September 2012 14:03
To: 'James Philipps'
Subject: RE: cooks shipyard wivenhoe

Hi James,

Are you able to email me an OS redline plan showing the extent of the site so I can get this one registered as a PE and send an invoice for the payment

Kind Regards

Sue Jackson
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Planning Projects Team
Environmental and Protective Services
Colchester Borough Council
33 Sheepen Road
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CO3 3WG

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Post Point 8

From: James Philipps [mailto:]
Sent: 11 September 2012 16:03
To: Sue Jackson
Cc: Richard Warner
Subject: RE: cooks shipyard wivenhoe

Hi Sue

Thanks for your note below which is very helpful; we'll develop the proposals along these lines and send through our emerging ideas. We have a meeting with the GP's early October after which we'll be in a position to confirm their thoughts too.

Best wishes

James

From: Sue Jackson
Sent: 11 September 2012 15:32
To: 'Richard Warner'
Cc: [REDACTED]
Subject: cooks shipyard wivenhoe

Dear Richard/James,

Since our meeting I have discussed your proposal with the Spatial Policy Manager and she has confirmed that in principle the loss of commercial space and the erection of a PCT building and pharmacy would be acceptable.

As discussed at our meeting whilst there is flexibility in the architectural approach and height (but it should be a minimum of 2 storeys) the building should have a presence to the waterfront which might include a 3 storey element. The privacy of residents must be protected and this could be achieved by locating the consulting rooms on the rear elevation and the waiting rooms facing the river.

Vehicle movements and parking provision will be fundamental issues and I suspect even if your proposal satisfies the highway authority residents will take a different view.

Early engagement with ward members will be very important and once your proposals have progressed I would be happy to arrange a meeting. Similarly as the town council will be responsible for operating the public car park early discussions with them will also be critical. It is likely, Taylor Wimpey, the residential developer would need to be involved in any changes to the use of the car park and/or the lease arrangements they have with the town council.

I look forward to receiving further drawings from you.

Kind Regards

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Cc: Martin Mason Strategic Development Engineer; Adam Garland Development Management Engineer; [REDACTED]@realisehealth.co.uk
Subject: RE: cooks shipyard re highways

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