

Planning Applications Committee: 10 October 2019
Updates to reports

Application: 19/00933/F and 19/01014/L

Address: 5 Recorder Road

Item no: 4(a)

Pages: 15-42

- An updated Proposed Plan has been received which includes a revised layout of the fence in the main courtyard. Details of the fences and gates are still recommended to be agreed via condition and so this plan is indicative only. The Conservation Officer has viewed the revised plans and has no further comments.

- 1 further representation:

Submitted by a neighbour (Greek Orthodox Church). Following comments made;

“I am sharing here with you my record of our meeting yesterday with Pirry Keohane and Debi Sherman, as promised to you last week.

Also, present to the meeting were representatives of the Church and the Landowner of 5 Recorder Road.

Although, as can be seen from the multiple objections of our parishioners, we are opposed to the principle of the development, in the unfortunate event that the planning application is successful the following should be taken into account and where necessary to be conditioned. The security measures need to be subject to a Grampian condition as they are vital.

1. Fire exits
 - a. We discussed at some length the Church’s fire exits. We noted that two of these were not shown on the plans, even though these exits were pointed out by e-mail on Tuesday 24th September to the applicants (copied with you as well).
 - b. We have not been given sufficient information to be satisfied how we - from inside the Church – would be able to unlock the security gates (two new ones on the side , the existing one and the proposed one at the back of the Church – see point 2a) in the event of an emergency evacuation.
 - c. To address (b) Pirry Keohane suggested the positioning of an electric button inside the Church and close to the Church’s existing emergency exits which would open the gates. However, how this was going to happen and importantly who would pay for the installation and annual maintenance was neither discussed nor agreed.
2. Fence and gate at the back of the Church
 - a. In the event of an evacuation by the rear fire exit we would need go into the small back yard and from there through Church land to the

road. A fence at present separates the properties so a gate is required to allow an emergency route from the rear fire exit to the road. The exact positioning of the gate between the two buildings needs to be identified on the plan.

- b. We understand that the Planning Officer has suggested that the back yard is used to accommodate bicycles and bins. The access point to this area is only 70cm wide which is too narrow for these purposes (and also for any evacuation).
3. The area between old front gate and the proposed internal 1.8m gate
 - a. We referred to the Police Architectural recommendations and the concern regarding the risk of congregation/loitering on the stairs of the side entrance of the Church which would be enclosed between the two gates. We are not satisfied how this will be prevented and whether the CCTV coverage would be adequate. Nor is it clear how this area would be used by St Martin's. We are most concerned as it is adjacent to our entrance and where the Sunday school takes place.
 - b. We pointed out that this side entrance is the only way that a coffin can be brought into the Church. The size of this enclosed area needs to be sufficient to accommodate a funeral vehicle and to allow the removal of a coffin from it with dignity. Athina agreed to speak to the funeral directors and feedback their requirements to Pirry.
 - c. We were advised by St Martins that during funerals they would not have any appointments and the gates would be closed off, to allow the service to be uninterrupted. However, that is to be confirmed by St Martins.
4. Conservation officer's report
 - a. We were told that the conservation officer has seen the new plans but we haven't seen his response and would like to see it.
5. Window treatment

To allow privacy for both the parishioners, the priest and the people using St Martin's consideration needs to be given to the windows. Specifically, the door/windows of the female quarters facing the backyard (where children play) should be made opaque. Also the windows in the male quarters as they overlook the priest's quarters.
6. CCTV

We expressed concerns about the coverage (and monitoring) of the CCTV. There are various "blind" areas including the area mentioned at para 3 above and the area which can be easily accessed by climbing over the Church's low stone wall.

Despite all those mitigation measures and any improvements to them, the proposed development remains totally incompatible with the use of the Church as an open place of worship according to the rites of Orthodoxy."

Officer Response:

1. The gates are proposed to include a push bar from the inside, to allow easy access from inside the gates but secure access from the outside. Exact details of the gates and fences would be conditioned.
- 2.

- a. Whilst not shown on the amended plans, the agent has confirmed that the fence within the rear courtyard can include a gate if required.
 - b. Noted. As per the Committee report the location of both the refuse and cycle storage would be conditioned.
- 3.
- a. Nearly all the fenced in area between the existing gate and proposed gate/fence is within 5 Recorder Road ownership. There is only a small section between the eastern boundary wall and front of the church which is within the church's ownership. It is understood that this area does not have any formal permission to be used by the church. The area is not proposed to be used formerly by St Martins but would act as their entrance. CCTV, external lighting and regular patrols would all help to address the concerns of any loitering here (confirmed by the Architectural Liaison Officer).
 - b. We are not aware of any formal permission to use this access to the church. The church does not currently have any parking and the development would not alter this. Associated vehicles can use the existing parking along Recorder Road, and hearses are allowed to use the rest of the road, which is treated with double yellow lines, whilst a coffin is removed. A business permit pass is also available to funeral directors which would enable them to park in any permit bay.
 - c. This would be a civil matter and not something that planning needs to be involved in, or that we would request.
4. Conservation Officer's response is detailed within the revised Committee Report.
5. The rear courtyard largely belongs to 5 Recorder Road, with the area belonging to the church more of an access to their shed/garage measuring approx. 2.5m in depth. The use as an access is not considered justification to request that the windows/glazed door overlooking the rear courtyard belonging to 5 Recorder Road are obscure glazed.
The windows serving the male quarters are set some distance from where it is understood that the priest stays overnight, on an occasional basis. It is considered reasonable that the priest's accommodation would have its own internal blinds/curtains, as would the proposed male quarters. Given the distance and type of use it is similarly not considered justified to request that the male sleeping quarters are also obscure glazed.
6. As detailed within the Committee report the details of the CCTV will be subject to a condition, with those on the plans indicative only. The area discussed in section 3 above can be covered by those currently shown on the plans.

Applications: 19/00573/F and 19/00574/L
Address: The Royal Hotel, 25 Bank Plain
Item no: 4(c)
Pages: 61-86

Since the publication of the agenda report there has been discussion with the applicant regarding the conditions. As a result of these discussions, condition 5 (surface water drainage) is removed from the recommended list of conditions for

application number 19/00573/F. In addition condition 10 (protection of significant features) and condition 11 (heritage interpretation) is removed from the recommended list of conditions for application number 19/00574/L. It has been agreed that on reflection these conditions are not considered necessary.

Applications:19/00928/F

Address: 31 Spelman Road, Norwich

Item no: 4(h)

Pages: 131-142

Addition to the report: 3 Spelman Road, a detached bungalow next door but one, to the east, of the subject property, is currently being extended with a first floor extension and single storey rear and side extensions.