

Planning Applications Committee
10th July 2008
Section

Agenda Number:	C
Section/Area: I	INNER
Ward:	MANCRO
Officer:	Sarah Platt
Valid Date:	2nd June 2008
Application Number:	08/00569/F
Site Address :	2 Millennium Plain Norwich NR2 1TF
Proposal:	Installation of temporary roller skating rink from 19th July 2008 to 14th August 2008 in the amphitheatre in front of The Forum.
Applicant:	Mark Hand
Agent:	The Forum Trust

THE SITE

The application relates to the area of open space between the Forum and St Peter Mancroft Church. The site is within the City Centre Conservation Area.

RELEVANT PLANNING HISTORY

06/00585/F – Erection of an ice rink, marquee and supporting refrigeration equipment in front of the Forum on Millennium Plain for a maximum of eleven weeks during the consecutive months of October, November, December and January for the next three years (2206-2008).

THE PROPOSAL

Installation of temporary roller skating rink from 19th July 2008 to 14th August 2008 in the amphitheatre in front of The Forum.

CONSULTATIONS

Advertised in the press and on site. Neighbours surrounding the site notified by letter.

Environmental Health – No comment.

The Norwich Society – Considered this proposal to be a violation of the public space between the Forum and St Peter Mancroft Church. Concerns were raised over levels of noise and the design of servicing buildings and changing rooms. It is considered to be a visually intrusive development in this area of Norwich.

PLANNING CONSIDERATIONS

Relevant Government Guidance:

PPS1 – Delivering Sustainable Communities
PPG15 – Planning and the Historic Environment
PPG17 – Planning for Open Space, Sport and Recreation

Relevant East of England Plan Policies:

ENV7 – Quality in the Built Environment

Relevant Saved City of Norwich Replacement Local Plan Policies:

HBE8 – Development in Conservation Areas
HBE12 – High Quality of Design
TVA1 – Proposals for new visitor attractions
TVA4 – Proposals for visitor attractions with priority areas.
TRA14 – Enhancement of pedestrian environment and safe pedestrian routes.
AEC1 – Major Art and Entertainment Facilities.

This proposal follows the same premise as the ice skating rink situated on Millennium Plain during the winter months which has proved a popular visitor attraction and which has been welcomed by local residents and businesses.

The Site

The roller skating rink would be sited on the area covered by the amphitheatre, covering approximately two thirds of the space. The skating rink is 9.8m. wide by 19.54m. long. The barriers are made of steel and painted black and the in-fill panels are made of plastic and are light blue in colour. They are joined together and have large supporting feet to stop them from tipping over. The changing and servicing areas are located over the steps on the Bethel Street side. The servicing building is of a wooden construction, painted black, and measuring 3.7m. deep, 4.92m. wide and 2.34m. tall. The changing area will be enclosed by wooden boards 1.2m. tall and 9mm thick, to prevent access from the non-paying public.

Objections/Issues

Concern has been raised about the proximity of the edge of the rink to the base of the steps leading up the Forum entrance, leaving little room for the public to congregate on a

level surface. It was investigated whether the layout of the rink could be altered to have a longer, thinner rink but the construction method does not allow for this. The issue of a level surface is mitigated by the level space at the opposite end of the rink to the servicing and changing areas. There will still be a large flat surface for pedestrian movement between Theatre Street and Bethel Street along the highway.

Concern has been raised about the noise levels of the activity itself. However, no objections have been raised by neighbouring businesses or by Environmental Health. The design of the servicing and changing areas has been raised as a matter of concern. It has been suggested that the design is not in keeping with the surrounding area. However, the temporary buildings are low lying and will only be on site for 1 month. No objections have been raised by local businesses and I do not share these concerns.

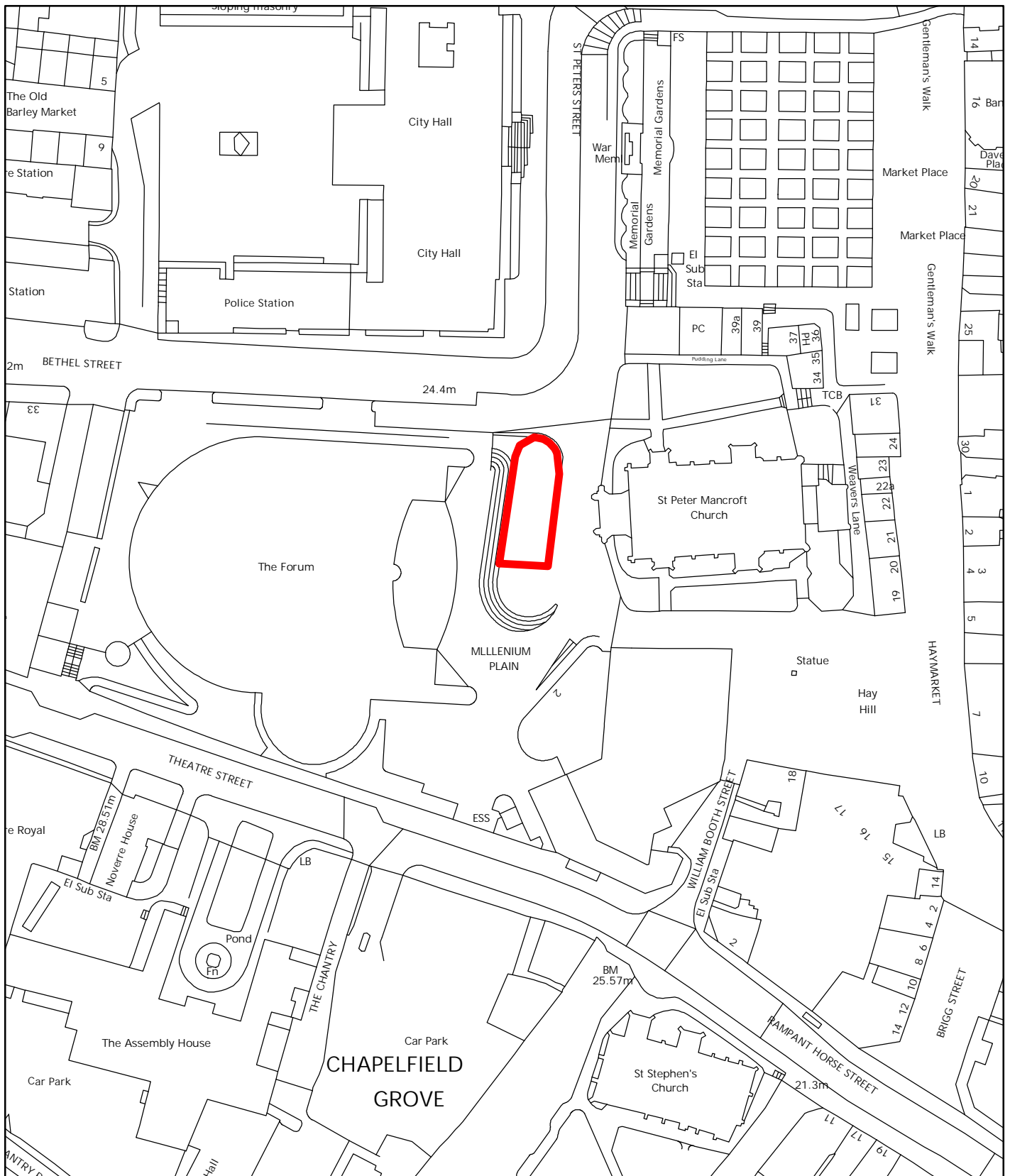
The issue of the use of this public space for an increasing number of temporary uses has been raised. Whilst it is considered important to keep this area free for use by the public and to maintain it as an open public area which provides a setting for the Forum building and St Peter Mancroft Church, it is considered that the use as a temporary roller skating rink for 1 month will not have a significantly detrimental impact on this public space. The site is within the City Centre Leisure Area and it is therefore considered acceptable against saved policy AEC1 of the City of Norwich Replacement Local Plan.

It is considered that this type of visitor attraction, having proved popular in the past, is acceptable in this location and will not be detrimental to the impact of the wider City Centre Conservation Area. Any issues regarding noise can be conditioned so as to protect the amenity of nearby residents, businesses and St Peter Mancroft Church.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

- 1) Temporary time limit
- 2) Opening hours time restrictions
- 3) Plant and Machinery time restrictions
- 4) Music volume level restrictions
- 5) Contact names for staff with authority to control music volume.



© Crown copyright. All rights reserved. Licence No. 100019747 2004

Planning Application No - 08/00569/F
 Site Address - 2 Millennium Plain
 Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
 AND DEVELOPMENT

