

Planning Applications Committee
10th July 2008
Section

Agenda Number:	C
Section/Area: I	INNER
Ward:	MANCRO
Officer:	Sarah Platt
Valid Date:	24th May 2008
Application Number:	08/00263/U
Site Address :	Farmers Market Gentleman's Walk Norwich
Proposal:	Temporary siting of 12 stalls as Farmers Market on the first and third Sunday of every month.
Applicant:	Norwich City Council
Agent:	Asset And City Management

THE SITE

This proposal relates to the highway of Gentleman's Walk. The site is within the City Centre Conservation Area.

RELEVANT PLANNING HISTORY

04/01289/F - Erection of wooden buildings to serve as temporary market stalls.

05/00987/F – Renewal of temporary planning permission 04/01289/F to maintain smaller number of wooden sheds to serve as market stalls from December 2005 to February 2006.

THE PROPOSAL

Temporary siting for 2 years of 12 stalls as Farmers Market on Gentleman's Walk on the first and third Sunday of every month. The stalls will be placed to allow for pedestrian movement and emergency vehicle access if required.

CONSULTATIONS

Advertised in the press and on site.
Neighbouring businesses consulted by letter.

No letters of objection received.

Norfolk Police (Architectural Liaison) – No objections. Advised that adequate space should be allowed around the stalls to allow easy flow of pedestrian traffic and adequate space should be provided for emergency vehicles.

Fire Officer – No comments as of 30th June 2008: I will report on any further comments at the meeting.

Norfolk County Council - No comments as of 30th June 2008: I will report on any further comments at the meeting.

PLANNING CONSIDERATIONS

Relevant Government Guidance:

PPG17 – Planning for Open Space, Sport and Recreation

Relevant East of England Plan Policies:

NR1 – Norwich Key Centre for Development and Change
ENV7 – Quality in the Built Environment

Relevant Saved City of Norwich Replacement Local Plan Policies:

HBE8 – Development within a Conservation Area
SHO20 – Additional Small Scale Markets
AEC1 – City Centre Leisure Area

This application is being referred to Planning Committee as it is a City Council application.

The proposal constitutes 12 market stalls including education/information stands and has been operating successfully for over 12 months. The stalls will be garden type “gazebos” made of white and green fabric. Local produce will be on sale from a cooperative of Norfolk food producers.

This proposal is considered acceptable within the City Centre Conservation Area as it will have no detrimental impact on the street scene. Previous uses of this area of Gentleman's Walk have proved extremely successful. When the main market was being

refurbished this area was utilised on a temporary basis for the market stalls. No issues surrounding access were raised and although concerns were raised about the effect on local businesses no detrimental impact was felt.

Alternative locations for similar markets at Christmas have been tried on St Peter's Street in front of City Hall. However, there were concerns over pedestrian safety as the site was located adjacent to a main road and a busy junction but the markets proved very popular with local residents and visitors.

Gentleman's Walk is a pedestrian zone. Vehicular access is denied with the exception of loading/un-loading early in the morning and late in the evening and emergency vehicles. The siting of the proposed stalls on Gentleman's Walk has been thought about carefully so as to allow for easy pedestrian movement around the stalls whilst still allowing for emergency vehicle access if required. Loading and un-loading is at a minimum on a Sunday.

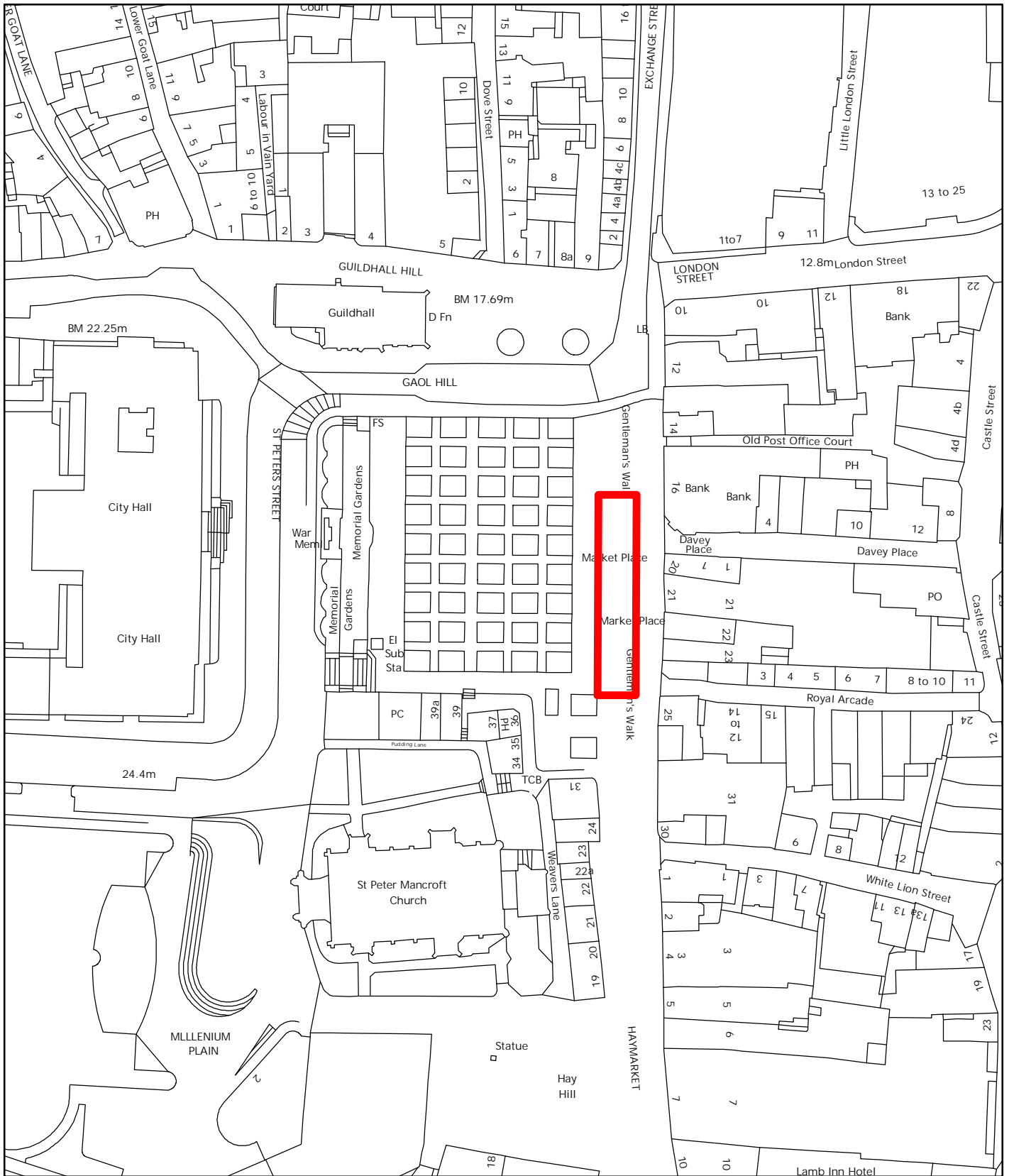
The proposal encourages the retention of local skills and crafts and will enliven the street on a day when fewer shoppers are around, therefore having a positive impact on the City Centre vitality. It is fully in accord with Local Plan Policy SHO20.

RECOMMENDATIONS

APPROVE PLANNING PERMISSION subject to the following conditions:

1. Temporary permission for 2 years only.

Informative: A Street trading licence is required.



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Site Address - Farmers Market Gentlemans Walk

Scale - 1:1250



NORWICH
City Council

DIRECTORATE OF REGENERATION
AND DEVELOPMENT

