

Planning Applications Committee: 13 September 2022

Updates to reports

Application: 22/00634/U
Address: St Marys Works, Duke Street
Item no: 4(a)
Pages: 27-48

Additional condition to include in the recommendation:

The premises which form the subject of this permission shall not be open to the public, trading, or have members of the public, as customers or guests, on the premises except between the hours of:

12:00–22:30 Sunday to Wednesday
12:00–23:00 Thursday to Saturday and Bank Holidays.

Reason:

To safeguard the amenity of the surrounding area, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.

Additional comments from existing objector:

Objection maintained on basis of noise – music can be heard in the house and report of music until 11pm on Saturday 8 October. Tighter controls on opening hours and noise sought if approved.

Officer response:

It has subsequently been clarified that the music on 8 October was from a dance and music event at The Shoe Factory which is independent of the application site. The objector has consequently withdrawn their objection on the grounds of noise.

New representation in support raising the following issues:

- Significant socio-economic benefits by supporting surrounding businesses, increasing footfall and providing a destination eating venue.
- Improvement from car park.
- Employment has a positive impact.
- Investment to maintain and improve the site.
- Benefits outweigh any harm.

Application: 22/00498/L and 22/00497/F
Address: Police Station, Bethel Street
Item no: 4(b)
Pages: 49-80

Additional consultation response received:

Since the report was published, an additional consultation response has been received from Historic England. This is summarised below.

Historic England would support the LPA in placing conditions on any consent to agree the detail of any roof plant and ensure there is no interruption to the line of the parapet in views of the building façades.

We confirm that we have no further comments in addition to our previous advice of 25 July 2022 and 14 August 2022.

Additional representation letter received:

One of the neighbours who had previously objected has written in again. The letter is summarised below.

Fully support the works subject to the following points.

- Querying the details around the proposed construction and noise informative
- Concerns about the location of the dog kennel and under what circumstances it is likely to be used
- Concerns about the need for a wash bay
- Sedum roof should be used on the extension

Officer response:

- Noted.
- There is a dog kennel on site at present. The proposed new dog kennel would continue to be used in the same manner, for use in emergencies only. This may occur in several circumstances, for example for stray dogs or where individuals have been taken into custody and they own a dog.
- The inclusion of a wash bay is considered to be reasonable for a police station. The impact would be mitigated by the proposed condition restricting the hours of use.
- A sedum roof here would not be encouraged due to the design of the building and extension.

Nutrient neutrality:

This was omitted from the original report.

Site Affected: (a) Broads SAC/Broadland Ramsar
 (b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
 (b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads & Wensum SACs, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

In addition, the discharge for the relevant WwTW is downstream of the SAC.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.