

Planning Applications Committee: 12 July 2018

Updates to reports

Application: 18/0004/F
Item: 4(a) Page: 19
Address: 161 Oak Street

Letters of representation

A further letter has been received from Moonraker Motorcycles which occupy the Great Hall to the south of the site. His comments are as follows:

"I would like to attend and speak however I am not available to on the 12th. If you are happy to could you ask that this is read out to the planners.

As the closest southern neighbour to this application I feel that it should be given our full support. I believe that the plan is a good one offering a fair and smart option for this already run down part of Oak Street. If I could add just one thing to the proposed I would love to see a tree planting plan along the southern walled Pink / Purple line boundary, perhaps Limes or Similar. This will bring a healthy green area from the River walk right up to the Road (Oak Street) as well as supply a natural soft screen divide from us as well as the Scrap yard looking across to what will be residential. Hopefully this will be possible."

Conditions

The applicant has provided comment on the proposed conditions and further to discussions with the applicant the following amendments are proposed to the conditions on page 42 of the report:

Condition 13 - The applicant has submitted a strategy plan and risk assessment from Norfolk wildlife as they propose clearance work within the bird nesting season to meet their project programme. Para 1.4 confirms that where clearance work within the bird nesting season is proposed the area will be checked by a bird surveyor prior to clearance to confirm work can proceed. It is therefore proposed that the condition is amended to say that if site clearance is carried out within the bird nesting season this shall be carried out in accordance with the proposed ecological method statement.

Condition 18 - Piling is the proposed method of construction and a Piling Method Statement was submitted on this. This condition was required by the Environment Agency. The piling method statement has been emailed to them to see if this satisfies the requirements of this condition. No response has been received so it is proposed that this condition is reworded to say that piling shall take place in accordance with a piling method statement to be agreed.

Condition 27 – A construction method statement has been submitted which is acceptable. This condition should be reworded to say this should be implemented in accordance with the approved details.

Application: 17/02024/F

Item: 4(e) Page: 97

Address: Bowthorpe Road Methodist Church

Letters of representation

Correspondence has been received from the neighbouring resident at 302 Bowthorpe Road. This raises the following matters:

- No correspondence has been received in relation to the building works;
- That in general the development and expansion of the Church is supported;
- Their amenity has been effected significantly by the building works resulting in some damage to their property;
- Car parking lighting has not been installed in accordance with the approved plans with street lights being installed rather than low level bollard lighting;
- Concern over security of the site when not in use as there has been a history of misuse with anti-social behaviour taking place when the Church is not in use. Concern that the front car park area will be misused during such times and that the whole site should be provided with fence and gates.
- Concern over the fire escape door which has been installed to the eastern side of the building and that the window above this would impact on privacy and that the path leading to the fire escape is raised resulting in potential for overlooking to their rear garden. Obscure glazing to the window is suggested and new fence panels adjacent to the path.

Response

Consultations were sent to 302 Bowthorpe Road under both the original application (16/00414/F) and this amended application on 14 April 2016 and 03 January 2018 respectively.

With regard to the disturbance from construction works this is noted, the works are now largely complete with the exception of landscaping works and any works the result of any enforcement action that members may wish to take. Disturbance from construction works can be investigated by Environmental Protection however the concern has not been raised previously. The applicants architect has been in contact with the neighbour in relation to damage to their property and this matter is a civil matter between the two parties. The applicants architect has indicated that damaged fence panels will be replaced.

In relation to lighting the architect has confirmed that the wrong lights have been installed and these will be replaced with the correct lighting. Officers will continue to review the situation to ensure that the correct lighting is installed.

In terms of site security the current proposals include fencing and a gate to the sides of the main building which prevent access to the rear of the site, however the car park at the front currently has no boundary treatment other than soft landscaping. There is a pending application to discharge landscaping conditions on the original consent which has been on hold since the enforcement issues discussed in the main report were identified. This information is included in the current proposal. No hard boundary treatment to the front is currently proposed, members could secure such a treatment by condition should they approve the current application.

The fire escape door is included within the approved plans, however an additional window has been installed above the fire door and between a higher level window above. The additional window panel is high level and would not increase overlooking over and above the approved scheme. The architect has indicated a willingness to install taller fence panels adjacent to the fire escape path to avoid overlooking from the path to the neighbour.