

Reference: 0617/0220/F and 06/17/0221/LB

Parish: Great Yarmouth

Officer: Mrs Gemma Manthorpe

Expiry Date: 25/07/17

Applicant: Mr D Cross

Proposal: The erection of two metal gates, one at north and one at south end of alley to the west of the Drill House.

Site: The Drill House York Road Great Yarmouth

1. REPORT

- 1.1 The application site adjoins the Drill House (commonly referred to as the Drill Hall) which has recently had approval for a change of use and physical alterations reference 06/15/0311/LB and 06/15/0310/F.
- 1.2 The land between the gates, where it is highways land, is reported within the design and access statement as highways land which is subject to a stopping up order which has not yet been confirmed. There is a section of land adjacent the Town Wall which was previously in the Borough Councils Ownership which has since been transferred to Sea Change Arts.
- 1.3 There are no other applications relevant to the current application at the site.
- 1.4 This report covers both the listed building application and the full planning application for the works applied for.

2. Consultations :-

- 2.1 **Neighbours** – There have been no comments submitted following the neighbour consultation.
- 2.2 **Norfolk County Council as Highway Authority** – No objection, notes that while there is an application made for a stopping up order it has yet to be confirmed. Until the Order is confirmed the land remains public highway available for use by the public and in this respect any closure or obstruction of the highway is not possible.

Highways have recommended conditions be placed on any grant of approval including one which states that no works shall commence on site until such time as a stopping up order to remove all highway rights subsisting in the highway land have been successfully removed.

Full comments and condition, including the full version of the above condition are attached to this report.

- 2.3 **UKPN** – UKPN have access rights to the substation and cables running along both the northern and western ally's. The installer must comply with HSG47 when installing metal gates and supports. While the cables are in the public highway UKPN enjoy 24 hour access, gates would limit access. It is requested that the northern gates be fitted with a dual access locking feature to allow UKPN to access the site.
- 2.4 **Building control** – No comments received.
- 2.5 **Property services** – No comments received.
- 2.6 **Norfolk Constabulary** – Full comments and assessment received, comments on the quality of metal work to control vehicular and pedestrian access. Should be 2m high to prevent unauthorised access.

3 National Policy:- National Planning Policy Framework (NPPF)

- 3.1 Paragraph 128: In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.
- 3.2 Paragraph 129: Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a

proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

3.3 Paragraph 131: In determining planning applications, local planning authorities should take account of:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- the desirability of new development making a positive contribution to local character and distinctiveness.

3.4 Paragraph 132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4 Core strategy – Adopted 21st December 2015

4.1 Policy CS10 – Safeguarding local heritage assets

4.2 The character of the borough is derived from the rich diversity of architectural styles and the landscape and settlement patterns that have developed over the centuries. In managing future growth and change, the Council will work with other agencies, such as the Broads Authority and Historic England, to promote the conservation, enhancement and enjoyment of this historic environment by:

- a) Conserving and enhancing the significance of the borough's heritage assets and their settings, such as Conservation Areas, Listed Buildings, Scheduled Ancient Monuments, archaeological sites, historic landscapes including historic parks and gardens, and other assets of local historic value

- b) Promoting heritage-led regeneration and seeking appropriate beneficial uses and enhancements to historic buildings, spaces and areas, especially heritage assets that are deemed at risk
- c) Ensuring that access to historic assets is maintained and improved where possible
- d) Regularly reviewing heritage designations and designating additional areas, buildings and spaces for protection where justified by evidence
- e) Carrying out, reviewing and implementing Conservation Character Appraisals and, if appropriate, management plans
- f) Designating new Conservation Areas and amending existing Conservation Area boundaries, as appropriate.

5. Assessment

- 5.1 There is currently an application in with Norfolk County Council for the stopping up of the highway to the west of the Drill House building. This proposal, with stopping up order and gates has previously been submitted as part of a larger scheme which included the use of the land for performers practise and as a camping area. This application is for the gates only and does not include the previously refused elements. The design and access statement states that the yard area will be used for visitors to the building to access the rear entrance, some staff parking and load in/out of the building. The statement also states that the goal is to enhance the area over time, given the proximity to the Town Wall and a listed building repair and enhancement works may require consent and as such further applications would be likely.
- 5.2 The agent has stated that the gates will not be physically attached to the Drill House although this is unclear from the drawings submitted and as such would need to be conditioned should the application be approved. The gates proposed are constructed from corton steel frame and cladding with a laser cur pattern and will be 2x2m in size. The will be attached to the ground by galvanised steel posts.
- 5.3 The images supplied appear to be indicative and therefore further detail will be provided as it is unclear as to the end appearance of the gates in relation to the patterns proposed. Notwithstanding the lack of detail provided the Conservation Officer has no objection to the application. The plans submitted as part of the application show the posts as plain although the design and access statement says that they are to be decorated by an artist and as such further details shall be

required prior to commencement to ensure the character of the listed building is maintained.

- 5.4 The design and access statement states that access will be available during weekday daylight hours when safe and appropriate to do so, at other times it is stated that keys will be made available to residents whose property adjoins the yard for repair. Policy CS10 reads, at c) as follows:

c) Ensuring that access to historic assets is maintained and improved where possible

There is insufficient information submitted as part of the application to comply with policy CS10 of the Core Strategy.

- 5.5 In order to comply with the Core Strategy access should be maintained to historic assets such as the Town Wall which, at present is 24 hours a day as the land is adopted highway. Should members be minded to approve the application a condition would be recommended to be placed upon the land to retain access during the opening hours of the Drill House. Although this would not comply fully with policy CS10 as the access would be restricted it is reasonable to restrict access when the historic asset would not be visible owing to light levels. Should the future intention be to change the use of the land between the Drill House and the Town Wall this would need to come in as a separate application and would be decided on merit.
- 5.6 One of the justifications for the gates is to prevent alleged anti-social and alleged criminal behaviour. It is assumed that should this behaviour be occurring, which is supported by the Police Architectural Liaison Officers comments which state 'I am conscious of other supportive police comments which highlight historic criminal and anti-social behaviour incidences', it occurs at night. This assumption would lead to the conclusion that the gates remaining open during the day for public access would not be detrimental to the aims and purpose of the gates.

6. **RECOMMENDATION :-**

- 6.1 The recommendation is to **APPROVE** the application. It is accepted that there is insufficient information submitted in support of the application in relation to the final design and details of the posts, including details of the depth of excavation required to secure them adjacent the listed building however these elements can be conditioned. In addition any and all conditions to ensure an adequate form of development should be applied including a condition requiring the gates to be open during opening hours of the Drill House.



Gemma Manthorpe
Great Yarmouth Borough Council
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Community and Environmental
Services
County Hall
Martineau Lane
Norwich
NR1 2SG
NCC contact number: 0344
800 8020
Textphone: 0344 800 8011

Your Ref: 06/17/0220/F
Date: 15 June 2017

My Ref: 9/6/17/0220
Tel No.: 01603 638070
Email: stuart.french@norfolk.gov.uk

Dear Gemma

Great Yarmouth: The erection of two metal gates, one at north and one at south end of the alley to the west of the Drill House
The Drill House York Road GREAT YARMOUTH NR30 2LZ

Thank you for your recent consultation with respect to the above.

As the applicant has acknowledged within the application, the land which it is proposed to gate off is presently is subject to a Stopping Up Order, and from earlier applications the Highway Authority have indicated that this would be an agreeable way forward. In this respect I have no objection to the principle of the proposals

However, whilst I am aware that an application has been made for the Stopping Up Order, my records indicate that this order has yet to be confirmed by the Department for Transport. Until the Order is confirmed the land remains public highway available for use by the public and in this respect any closure or obstruction of the highway is not permissible.

Accordingly given the above, should your Authority be minded to approve the application, then subject to the inclusion of the following conditions and informative note, the Highway Authority raise no objection to this application.

SHC 13 Prior to commencement of the use hereby permitted any access gate(s), bollard, chain or other means of obstruction shall be hung so as not to open onto/overhang the public highway

Reason: To enable vehicles to safely draw off the highway before the gate(s) or obstruction is opened.

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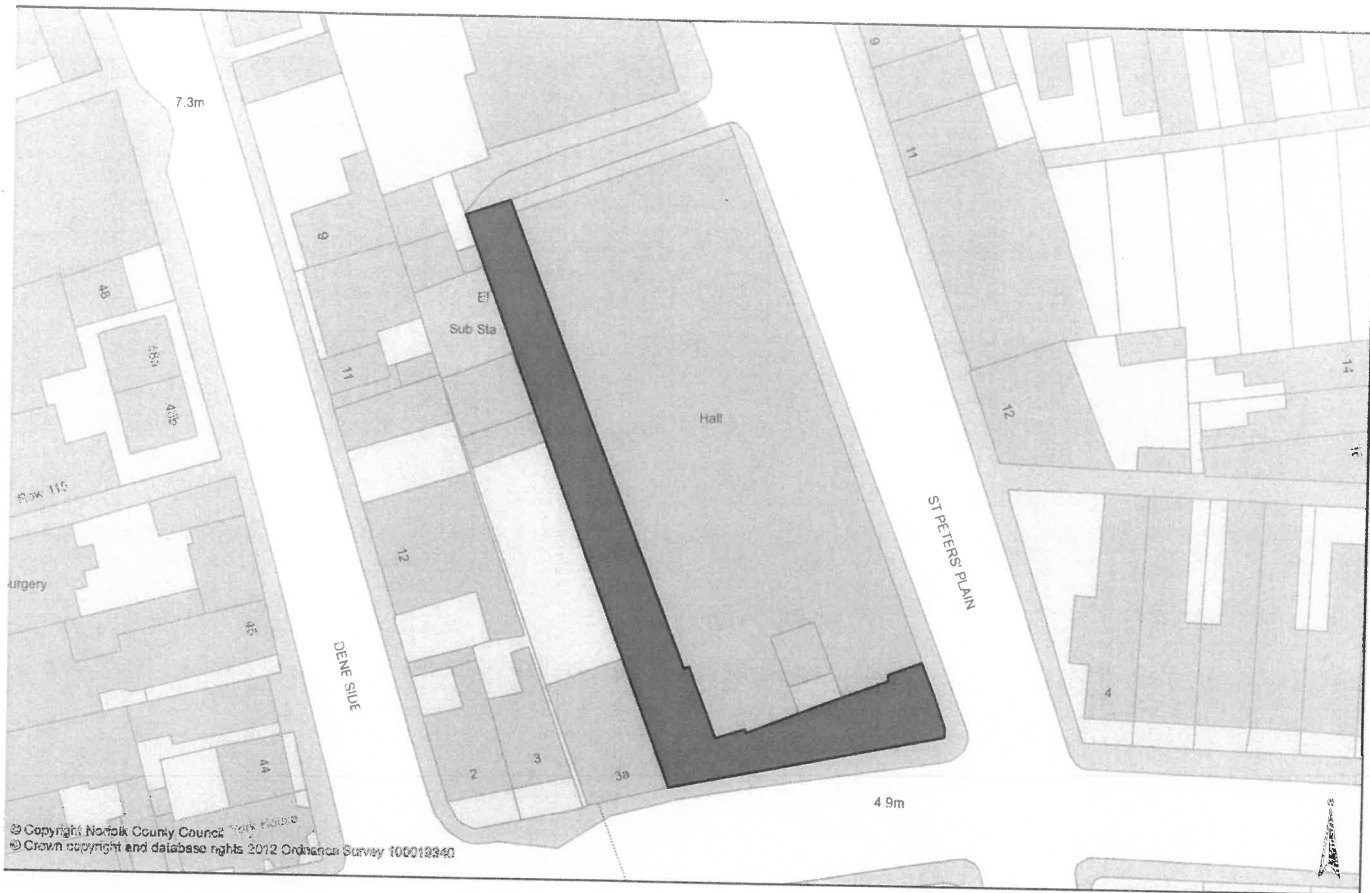
SHC 38 No works shall commence on site until such time as a Stopping Up Order to remove all highway rights subsisting in the highway land coloured red on the attached plan has been granted and all Highway rights over the red land have been successfully removed.

Inf. 5 The imposition of the above condition does not in any way infer that Norfolk County Council, as Local Highway Authority, will support a formal application for a Stopping Up Order to remove highway rights. In addition, statutory undertakers have a right to object to the granting of a Stopping Order, which may prevent this development from progressing in its current format.

Yours sincerely

Stuart French

Highways Development Management & Licensing Officer
for Executive Director for Community and Environmental Services





FAO
Miss G MANTHORPE

Great Yarmouth Borough Council
Planning Department
Town Hall
Hall Plain
Great Yarmouth
Norfolk
NR30 2QF

Ref: 06/17/0220/F

Date: 16/06/17



NORFOLK
CONSTABULARY

Our Priority is You

Norfolk Constabulary

Operational Partnership Team
Police station
Howard St North
GT Yarmouth
NR30 1PH

Tel: 01493 333349
Mobile: 07920 878216
Email: wolseyr2@norfolk.pnn.police.uk

www.norfolk.police.uk
Non-Emergency Tel: 101

Planning Application

The erection of two metal gates, one at north and one at south end of the alley to the west of the Drill House at The Drill House, York Road, GREAT YARMOUTH, Nr30 2LZ

Dear Miss Manthorpe,

Thank you for inviting me to comment on the above Planning Application. I have inspected the proposals and have considered my previous comments re access control in planning application 06/15/0310/F. I am conscious of other supportive police comments which highlight historic criminal and anti-social behaviour incidences and feel the following security comments appropriate.

I would reiterate that the proposed metal gates should be robust enough to effectively control vehicular and pedestrian access to and from the western alleyway and deny unauthorised access. Overt signage indicating restricted access will help deter opportunist crime.

Gates should be securely fixed so that they cannot be removed from their mountings and auto closure features included to prevent gates remaining unnecessarily open and unauthorised access gained. I would ideally request gating to reflect LPS1175 standards of security, but due to the bespoke nature of newly designed and created gates, such test



standards will be difficult to achieve. However, gating should be no less than 2.0m, tall enough to prevent casual access over the top.

The metal work design should be such that the gates (*including metal posts*) do not inadvertently provide criminals ready footholds/step ups, thereby permitting unauthorised entry into/from the alleyway. Keyed locks (*integral or padlocks*) should be protected from attack/cropping by protective metal casing. Integral locks should include an anti-drill dead lock and steel drop bolts only accessible from behind the gating. If padlocks used they should close shackled type and no less than CEN Security Grade 5. Chains should in this case not be used to provide security protection.

Security lighting as previously reported by me in 06/15/0310/F, should mean that parking and journeys between the buildings will be safer and criminal activity deterred or identified early. Such lighting cover would also provide beneficial surveillance protection for both sets of gates along the western alleyway.

If the applicant wishes to discuss the comments above or requires any further assistance, please do not hesitate to contact me.

Yours sincerely

Mr Dick Wolsey
Architectural Liaison Officer
GT Yarmouth Police station
www.securedbydesign.co.uk



S

Elaine Helsdon

From: Pritchard, Michael <Michael.Pritchard@ukpowernetworks.co.uk>
Sent: 15 June 2017 14:36
To: plan
Cc: Hurst, Paul
Subject: 20170615-Planning Application 06/17/0220/F
Attachments: 20170615125017707.pdf

FAO Mrs G Manthorpe,

Dear Mrs Manthorpe,

I write to you in relation to the subject line planning application, UKPN have, NO OBJECTIONS to the erection of metal gates at the north and south end of the Alley to the West of the "Drill House".

However I must point out a number of concerns:

1. UKPN have rights of Access to the Substation (S/S) called Ravelin House in the North-West corner of the Alley.
2. UKPN have Cables running along both the Northern and Western Alley's. (Northern Alley Highlighted Orange, Western Alley Highlighted Pink, on attached plan.)
3. The Installer must comply with HSG 47 when installing the Metal gates and supports. To avoid damage to underground utilities
4. Whilst the cables are in public highway UKPN enjoy 24Hr access to repair and maintain cables and equipment, gates would limit access to our equipment UKPN would request that the Northern most gate be fitted with a dual access locking feature, UKPN would supply a padlock, this would allow UKPN access to repair and maintain equipment.

Should You or the applicant have any questions please contact me, my details are at the foot of this email.

Kind Regards,

Mike

Mike Pritchard GCGI Eng Tech MInstRE
Distribution Planning Engineer
UK PN Asset Management
Mob. 07812262339
Email: Michael.Pritchard@ukpowernetworks.co.uk

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