

PLANNING COMMITTEE - AMENDMENTS TO THE AGENDA

Committee Date: 31st May 2022

Officers Present: Garry Hildersley – Planning Development Manager, Dave Richards - Acting Planning Development Manager, Stacy Cutler – Senior Legal Officer, David Taylor – Senior Governance Officer.

Agenda Item No.	Notes
<p>ITEM 1 21/01536/FUL</p>	<p>Application description – Section 73 application to vary conditions 2 (approved plans) and 11 (wall thickening and part demolition) of planning application 16/02725/FUL, granted on 09.01.2017. Location - 1 Thorne Hall Court, Ellison Street, Thorne</p> <p><u>Clarification</u></p> <p>The ‘proposal description’ header on page 1 of the planning committee report erroneously gives the description of a previous application. It will be clarified that the description should read:</p> <p>“Section 73 application to vary conditions 2 (approved plans) and 11 (wall thickening and part demolition) of planning application 16/02725/FUL, granted on 09.01.2017.”</p> <p>This reflects the description of development on the application form, the content of the committee report and the recommendation set out in Section 11.0.</p> <p><u>Requests to speak</u></p> <p>Mr Neil Martin (Member of the public) has requested to speak in opposition to the reduction in any wall height. Mr Paul Wallace (Member of the public) will be speaking in support of reducing the wall height, contrary to the recommendation. Mr Gary Flavell and Mr and Mrs Mulligan have also requested to speak and will share the time with Mr Wallace.</p> <p>Further representations since pre-committee amendments published (received 30.05.22)</p> <p>Cllr Mark Houlbrook</p> <p>I fully support Mr Neil Martin in his objection to the application on the basis of preserving and enhancing our heritage which include both buildings and structures of historic interest.They should not be destroyed unnecessarily.</p>

I welcome the decision of the planning authority to implement the findings of the recent structural engineers report in its entirety, stated in the planning application.

This provides a solution that addresses both the safety concerns anyone may have about the wall and also would ensure the wall which comes under the grade 2 listing of Thorne Hall is preserved and enhanced compared to its current condition.

The developer should be responsible financially for the works to be carried out because they submitted the application which included their proposed wall maintenance schedule which was approved by the planning authority.

I am very disappointed at how long this has been going on and disappointed that the developer refused to accept a proposal of installing wind posts as a solution for safety concerns prior to the previous committee meeting.

Mr Neil Martin has submitted two further representations reiterating the following:

- The listed wall should be protected as a heritage asset and retained at the same or similar height
- Other structural alterations have been proposed in the past and wind posts would have been a viable solution.
- The wall is not a dangerous structure
- Enforcement action has not been taken against the developer for unauthorised works

Condition 2 is amended as follows:

02. Within 6 months from the date of this permission, the works detailed in the submitted structural survey appendix 2 drawings SE01, SE02, SE03 and SE04 shall be carried out and completed to the satisfaction of the Local Planning Authority. Prior to these works commencing, details including proposals for making good, cleaning of brickwork and repointing and capping to the wall shall be submitted to and approved in writing by the Local Planning Authority. Capping of the wall shall be in natural stone and a sample of the stone to be used for any new cappings shall be provided onsite for the inspection of the Local Planning Authority prior to works commencing. Where the wall has previously been reduced and capped in concrete slabs, the concrete slabs shall be removed and replaced with natural stone. The development shall be carried out in accordance with the agreed details.

REASON

To protect the setting of the listed building and to preserve the character and appearance of the conservation area.