

RE: PF/16/1251 - Car Park, North Lodge, Cromer

Chris Young

Tue 22/11/2016 13:42

To: 'Barry Meadows' <Barry.Meadows@live.co.uk>;

Dear Mr Meadows

Thank you for your email, the contents of which have been noted and referred on to the planning case officer.

Rather than entering in standalone exchanges, the issues raised will be more properly considered as part of determining the application.

Regards

Chris

Chris Young

Team Leader Conservation Design & Landscape
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From: Barry Meadows [mailto:Barry.Meadows@live.co.uk]

Sent: 22 November 2016 08:47

To: Chris Young; Planning Department

Subject: PF/16/1251 - Car Park, North Lodge, Cromer

Hello

PF/16/1251 - Car Park, North Lodge, Cromer

I expect you have been informed of the revised and re-opened consultations on the application PF/16/1251 (Change of use of former tennis court/play area to public car park (48 spaces) with new access from Overstrand Road & conversion & alteration of former potting shed, to form new public toilets | Childrens Playground North Lodge Park, Overstrand Road, Cromer).

You will, no doubt, be aware of the significant public interest and concern regarding this project. The Friends of North Lodge Park are taking an objective view of the proposals, we don't object to the car park on principle, but want to make sure that, should an application be agreed, the car park is fit for purpose and suitable for the heritage conservation area and the area of Public Realm within which the proposal is being made.

In your earlier consultation response of the 29th September you concluded that the development would result in some harm to the heritage asset and like you we would like that heritage harm to be minimised. We have severe misgivings about the quality of the design and were surprised that in this sensitive

location, you seem content with the proposals. We would welcome your further consideration of the items below.

1. Please could you confirm that in accordance with the Cromer Conservation Area Management Plan you consider this public sector scheme incorporates best Conservation and Design practice. We do not. You can see our comments on the poor design attached (submitted to planning).
2. We are surprised at the choice of materials to be used in the conservation area which are entirely unconnected with the rest of the Park and recent improvements to Cromer's public realm. Please can you confirm that you consider them a satisfactory diversion from materials suggested in the North Norfolk Design Guide.
3. Like you we are concerned about the trappings you refer to of signage, bins, bollards and street furniture and are surprised that you are not proposing to condition these. Are you content that the design of this clutter is left to property services or whoever the operator might be's discretion?
4. You have suggested the lighting should be conditioned and details including a rather space-age bollard light are now included in the scheme. Do you consider these bollard lights are suitable in a conservation area.
5. You have referred to the paving grid as attractive. We all have our own taste but can you confirm where this has been used successfully as a complete surfacing to vehicle routes and parking spaces without any margins in the public realm. We note it seems to have been particularly problematic in NNDC's overflow car-park.
6. You have asked for details of the surfacing and how the bays are to be delineated as a condition. We have been advised by Steve Blatch that not only are bays to be delineated by proprietary plastic inserts but directional arrows and other paving signage will be also. Are you content this is appropriate in a conservation area and suitable for the intensive use of the public realm.
7. Your last bullet-point regarding consideration of harm is interesting. The application is for a change of use to a 47 space car park. So surely the consideration needs to be for that use ; i.e when it is full of cars rather than being empty. Are you happy that when the car park is full of cars and cars are trying to get in and out of the car-park, trying to find spaces and follow directions to other car-parks when it is full that this will not have a significant impact on the Conservation Area.
8. You refer to the anticipated economic and leisure public benefits of the scheme as outweighing the harm to the conservation area. We are not aware these have been published and it is our opinion that, given the loss of on-street parking, the economic and social benefits will be less than if that the site was regenerated as part of the Open Space. You can see our report on this value attached (submitted to planning). Please could you confirm how you consider the loss of the potential economic and social benefits of Open Space and the harm to the conservation area are indeed outweighed by the unsubstantiated economic and leisure public benefits.
9. The Cromer Conservation Area Management Plan has the enhancement of North Lodge Park as an objective. Please could you comment on this proposal in how it affects that objective.
10. Finally, the current appearance of the area seems to have been considered as a reason why these current proposals might be acceptable. We would welcome your comment as to whether you agree that the existing appearance of the site should be disregarded because of its deliberate neglect in accordance with NPPF Clause 130.

We look forward to hearing from you.

Regards

Barry Meadows
Friends of North Lodge Park