

RE: PF/16/1251 | North Lodge Park, Cromer

Robert Young

Wed 23/11/2016 09:15

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

Cc: Darryl Watson <Darryl.Watson@north-norfolk.gov.uk>;

Mr Meadows

In response to your further message, I'm afraid I can only reiterate that it is the role of the planning process to determine the strength of the various interests affected by a particular proposal. It is quite usual for 'internal' consultees to submit responses to planning applications, this would include officers from various areas of expertise including conservation, design, landscaping, technical environmental matters and matters relating to the economy; this does not amount to what you term "pre-determination".

I have no doubt that the case officer will consider the whole gamut of interests of acknowledged importance in making his assessment of the application and that these will subsequently be comprehensively reported to and fully considered by the Development Committee. If he, or they, wish any piece of evidence to be substantiated or clarified then no doubt a request will be made at the appropriate time.

I have no role in the determination of this application but it would not be appropriate for me to engage in a debate about the merits of the scheme.

I do not wish to obfuscate I am merely respecting the due process.

Kind regards

Rob

From: Barry Meadows [mailto:Barry.Meadows@live.co.uk]

Sent: 23 November 2016 08:50

To: Robert Young

Cc: Darryl Watson

Subject: Re: PF/16/1251 | North Lodge Park, Cromer

Hello

Thank-you for your reply. I agree that the planning process is a difficult one and that all the interests need to be considered in coming to a decision. Are you confident they are? From the outside the evidence all points to a pre-determination of the application, without any consideration of the wider interests.

Unfortunately, the 'evidence' from the economics team is part of that - to submit such weak unsubstantiated support of the economic case for the car park without consideration of the wider picture is not helpful, and suggests pre-determination. We are asking that, as part of your evidence, you provide sufficient detail to prove the economic case. isn't that your responsibility?

I hope to see a further update from you soon that will support your case, and support the position that all the information needs to be presented to ensure that case is determined correctly.

Barry Meadows

From: Robert Young <Robert.Young@north-norfolk.gov.uk>
Sent: 22 November 2016 18:33:46
To: 'Barry Meadows'
Cc: Darryl Watson
Subject: RE: PF/16/1251 | North Lodge Park, Cromer

Dear Mr Meadows

Thank you for your message and attachment. I am sure you will appreciate that the planning process is one of balancing (sometimes conflicting) interests. I am not in the position of determining the weight to attach to the various interests involved in this application and I am unable to comment on the substantive content of your message. I have therefore forwarded your message to Daryl Watson, the case officer, who will determine whether any of the matters raised would be considered as objections (or comments) on the proposal under consideration.

With regard to the procedural matter you raise in your message, the planning application will indeed be determined in accordance with due process.

I trust this is helpful.

Kind regards

Robert Young
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From: Barry Meadows [<mailto:Barry.Meadows@live.co.uk>]
Sent: 22 November 2016 10:32
To: Robert Young
Subject: Fw: PF/16/1251 | North Lodge Park, Cromer

Apologies, I got your email wrong on the original

Barry Meadows

From: Barry Meadows <Barry.Meadows@live.co.uk>
Sent: 22 November 2016 10:28
To: rob.young@north-norfolk.gov.uk; planning@north-norfolk.gov.uk
Subject: PF/16/1251 | North Lodge Park, Cromer

Hello

PF/16/1251 | North Lodge Park, 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).

In the comment on the original planning application the NNDC Economic Team supported the application on the basis that:

- it improved a run down part of the Park
- well placed car parks have the potential to unlock area economically
- it will potentially improve footfall to the east side of Cromer
- provide better access to the Park

We would welcome your additional comments on the revised plan to justify your conclusion, in particular

- whether you are comfortable using the justification that the proposal will improve a run down asset, counter to the National Planning Policy Framework which states that where there has been deliberate neglect, a state of dilapidation should not be taken into account in allowing permission for something that would otherwise be unacceptable.
- what evidence you have that the car park proposed for North Lodge Park matches the research that suggests well placed car parks can unlock areas commercially, where there are no vacant shop unit in the east of Cromer, but there are to the west near current car parks
- what impact the small parking spaces (contrary to NNDC's own Local Development Framework and Norfolk County Council's Parking Standards the car park spaces scale 4.8m x 2.4m, rather than 5m x 2.5m, much smaller than modern requirements), resulting in a crowded unsafe car park, will have on car park use and whether this was considered in your conclusion
- what evidence you have that the car park, as designed without a pedestrian exit onto Overstrand Road, will encourage footfall to the eastern end of Church Street
- what impact the loss of at least 20 on street parking spaces will have on your justification (with the small spaces and poor markage, it is unlikely that the car park will ever take more than 39 cars, resulting in a net increase of at most 19 spaces)
- how the pricing proposals for the car park will encourage use by shoppers rather than business people and people going to the beach
- how the loss of a significant recreational opportunity will alter the tourist attraction, and thus the economic case you have submitted; the attached paper highlights the economic value of open spaces that we would expect you to have considered

We have obtained legal advice which clarifies the position with regard to how a planning application that a local authority makes to itself; all assessment and determination must follow the same due process that would be applied to any other developer.

Regards

Barry Meadows
Secretary, Friends of North Lodge Park