

BROWNFIELD AND REDEVELOPMENT SITES IN ST MARGARET & ST NICHOLAS CONSERVATION AREA, THE TOWN CENTRE AND TOWN GATEWAY

Over the last 10 years the Borough Council has processed more than 20,000 planning applications throughout the borough. Some 200 per year receive the scrutiny of the Civic Society Planning Group. Many of these require little or no comment as they relate to changes of use or signage within the shopping centre and others are only modifying interiors of existing buildings. However, some of them are more important as they seek to develop 'Brownfield' sites or make major changes to existing structures.

This is fine as comments are made by The Society and other interested parties and plans are approved, modified or refused by this process. The problem that I wish to bring to member's attention is the small but significant number of applications which have been approved, but appear to be shelved, stalled or abandoned, with the added problem of finding out any further information.

Once approved, applications don't come back into the 'Public Domain' until any pre-conditions are being discharged. A developer or site owner may well be involved in discussions with Building Control Officers but this does not create a 'Public Document'. The Society tries, on occasions, to make direct contact but this does not always get any response. Through the Conservation Panel we ask questions about specific sites of the Conservation Officer but not all applications fall under their jurisdiction so again the trail runs cold.

Below are listed 13 examples from 2007–2014 with the latest known information. If any Society Members have any additional information about them, your comments would be extremely useful.

08/01182/OM Land NW of St Nicholas Business Park (Located behind Home Bargains)

An outline application from 2008 allowed on appeal in July 2009 was originally for 175 units including 74 flats. By 2014 became an outline application for 98 units superseded by 16/01225/RMM for 95 dwellings finally approved in July 2017. Pre-conditions will have to be met before any building commences.

08/00326/F 9 Tower Place

Plot of land behind JTC Warehouse, the original application for 8 flats was refused. A second application in 2008 for a terrace of 4 houses was approved but by 2015 had time expired (lapsed) and 15/00788/F for a terrace of 4 houses was submitted and finally approved, it will lapse in July 2018. To date no pre-conditions have been discharged.

08/01169/F 10 Tower St/Union Lane

Original application for 3 shops with 2 flats above approved in August 2008. Modified by 11/02119/F to 2 houses and 1 flat and approved in October 2012. Pre-conditions discharged and building commenced but appears stalled at present.

08/01622/FM Grain Silo site on South Quay

Original application by McCarthy and Stone for 66 flats, offices and retail use finally became 14/00534/FM allowed on appeal in June 2015 for 37 apartments. Subsequently site acquired by council and now part of ongoing Waterfront review.

08/02481/FM Land West of South Clough Lane and 08/02448/F 21 Tower St

This strip of land sits behind Tower St and due to ownerships these have to be taken together as they make up one project. The total project is for 5 shops with 14 apartments over. A time extension was granted in 2013 for a further 2 years and effectively both applications have now lapsed.

10/00134/F and 10/01671/F 71-72 Norfolk St (Former East Coast Music)

A 2-part application to redevelop with 3 x 1 bed flats on Austin St and 4 x 1 bed flats with retail/office to ground floor on Norfolk St. The Norfolk St part included creating a second storey over one end which is in the process of being built. I think this one may well complete in due course but 7/8 years from original permission.

10/01005/F 32 Railway Road

This is a plot of derelict land on the entrance to the bus station. The plan is to build 6 flats on the land. Time extension obtained for 2 years in 2013 has now lapsed.

11/01650/O Greyfriars House, Birchtree Close

This is for the demolition of a disused office block behind Greyfriars School. Original application was for 9 houses which became 24 flats in 2014 (14/01250/FM). Conditions have now been discharged but demolition has not taken place yet.

12/01728/FM St Peter's Road, West Lynn

A proposed 'Care Village' on the former Dredging and Construction site in West Lynn comprising 150 bedrooms, 18 cottages and a Day Care Centre. The society was involved because of the impact on the view across to West Lynn from South Quay. After several changes it was approved in June 2013. To date there is no further evidence of activity.

11/01945/FM 44 London Road (Former A J Coggles site)

After several revisions an application for the conversion of part of the existing building to 3 houses and the construction of 8 new ones in yard behind London Road was finally approved in November 2016. No more news at the moment.

13/01088/FM Former Post Office, Baxter's Plain

Conversion of Old Post Office to 27 flats with ground floor commercial use was approved in 2013 and revised by 14/00589/F with approval in August 2014.

14/01185/F Glendevon Hotel, Railway Road

This original application was for demolition and the building of a new 14 bed hotel and restaurant. Following change of ownership 16/01586/F was approved in January 2017 to convert existing building to 6 town houses. In August 2017 some pre-conditions were discharged.

14/01820/LDE Land at Paradise Road (Former Telephone Exchange Car Park)

This was an application for a 'Lawful Development Certificate' against approved application 07/01985/FM for a block of 12 flats. The approval of the LDE meant application stayed active. In July 2017 a non-material amendment was permitted and some pre-conditions were discharged. 10 years on we may yet see a building.

I have not included any new developments from 2015, 2016 or 2017 as these are still valid under the 3-year rule which is granted on all approved applications.

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