

APPLICATION NO: F/YR15/0716/F

Agenda Item 6

DESCRIPTION: Erection of a 3-storey block of 35 x sheltered homes for the elderly comprising of: 20 x 1-bed and 15 x 2-bed units with communal facilities involving the demolition of existing building within a Conservation Area

SITE LOCATION: Bricklayers Arms, 9 Station Road, Whittlesey

UPDATES

1. 2No. further letters of support have been received raising the following matters which have not already been raised;
 - Removal of Ash tree would eliminate the overhanging and damage caused to the adjacent property (37 Scaldgate)
 - No-one likely to invest money into renovating the pub
 - Would prefer being overlooked (from the rear) than seeing the existing building becoming dilapidated.
 - Existing building is used for anti-social behaviour
 - The Hardy's Lane boundary wall appears unstable

The comments have been considered and are responded to as follows;

- The Ash tree could be carefully maintained to avoid overhanging and damage. Full removal is not necessary in this regard.
- The viability report and marketing exercise indicate that the pub is unlikely to be renovated at present.
- Overlooking has been identified as a significant harm. The visual improvements resulting from the redevelopment of the site does not outweigh the identified overlooking harm.
- ASB is a Police matter and observations of ASB should be reported. The site owner is responsible for securing the building.
- The reported instability of the wall at Hardy's Lane has been referred to CNC Building Control for inspection.

RECOMMENDATION: REFUSE AS PER RECOMMENDATION UNDER PARAGRAPH 11 OF AGENDA ITEM 6.