

LDF NCC

From: Ben Buckton <[REDACTED]>
Sent: 01 October 2017 12:00
To: LDF NCC
Cc: Chris Hughes
Subject: RE: PA66 - complaint, planning comments and FOI request
Attachments: LAPP Web Version#.pdf; PA66 Castle Quarter, Maid Marian Way - College Site.pdf

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

FAO: Karen Shaw, Local Planning Manger

Dear Karen

I am a resident of [REDACTED], within the Castle Quarter Heritage area. I have received your notice ref: LAPP_REVISED PUBLICATION.

5242 I open my communication with you with a complaint, to which I expect a full documented response. You have contacted me for the first time about this planning proposal. I have received absolutely no communication from the council in relation to your original plan from January 2016. I was a resident and owner of my property, paying council tax, at that time. Why has absolutely no engagement with myself or my neighbors occurred before this time? This development directly impacts my property, including access. I expect full transparency from the Council, which has not been forthcoming. The proposal also
 5243 directly includes shared access land.

In relation to the proposal, from the very limited information provided, I request the following items to be noted in relation to area PA66 planning proposal:

- 5243 • PA66 area shown on the map, specifically includes the shared access space to the rear of my property and parking area. Direction consultation is required with all residents of Castle Gate (houses 47-55) in relation to this area. Express permission must be sought and agreed, per the land registry, for any work on this area.
- 5244 • No mention is made about the PA66 development bordering a row of historic 17th century listed buildings along Castle Gate. This must be taken into consideration when looking to develop this area, especially directly neighboring. Only mention of the Castle - this needs to be reviewed and amended for consideration.
- 5245 • The defined area borders the rear of residential homes, which was not the case when the peoples college was erected. Therefore, there must now be consideration for bordering residential homes - this must take account for overlooking the rear of out homes and properties with reasonable precaution for privacy made. This is not currently listed.
- 5246 • Disruption to residents through any development phase must be taken account - including noise, dust, access, parking etc. under all relevant health & safety legislation. This is not currently listed.
- 5247 • No mention is made about provisions for local resident parking on street.
- 5248 • I object to the inclusion of residential or office buildings above 2 stories tall. This will impact views toward the castle and negate the works being undertaken to open up the castle area.
- 5249 • I object to any coach or bus parking being created whatsoever in the area.
- 5250 • I object to any inclusion of student accommodation whatsoever under any circumstances.

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- I object to any office or retail space that will be open outside current working hours of Central College - Monday to Friday 8am-5pm. I request a this to be specified in any documentation relating to the sale, development or renting of space/land. Any operational hours outside of these times would constitute a larger change of use and highly impact the residents of Castle Gate. Not least with noise.

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- Any residential development must take account of this historic listed area and be developed only to add value, not of low-cost materials. All materials used should be in accordance with any development of an historic area.

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- I request residential parking being included within the planning.

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- I request consideration for open park area to be considered for this space.

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- I request a specific meeting for the residents of the local area, specifically that of Castle Gate who will most directly be impacted by any development.
- I reserve the right to add further comment in future.

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Under the Freedom of Information Act - I request full details of all plans (provisional or draft), council discussions, documents and consultations from the last 3 years in relation to the Castle Quarter, and specifically the area marked as PA66.

Please immediately confirm receipt of this email, the complaint, PA66 comments and FOI request enclosed. And please provide estimated response dates for all items.

Kind Regards

Ben

BEN J. BUCKTON

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