

RE: Slipway Development, River Drive

From: Planning Manager

Date: Thu, 13 Feb 2014 13:39:01

To: 'Michael Dawson'

This email has been classified as: NOT PROTECTIVELY MARKED

Dear Mr Dawson

Thank you for your email.

I'll try and answer your outstanding questions as best as I'm able:

1 why didn't we have drawings to hand on August 20th? The company had approached the Council in the summer about further developments at their River Drive site. This was the first recent contact with the applicant; they mentioned they were about to commence work to complete a boat shelter which had already received planning permission, but this initial discussion related only to further works and it was not necessary for the Council to retrieve the drawings of the previous permission at that time. The Council had no reason to dispute that they were to continue that earlier development, and it only became necessary to retrieve drawings when we were contacted by local residents in early September.

2 the status of the drawings-8296/2 and 8296/4 at A1 size are to the scale stated on each plan; it is therefore reasonable to say the four plans are consistent.

3 the current structure is not built to "approved" plans (n.b. see note above about the plans)- Any deviation from the approved plans (and this also goes for the issue of the tapering of the vertical steelwork), needs to be considered on a case by case basis. If you are suggesting that the Council should be enforcing to secure implementation of only the approved scheme in all detail, I must say that any action the Council may take should be proportionate to any suspected breach of planning control. Since this continuing development was brought to our attention in September last year we have investigated the reports from residents, including retrieving records, carrying out site visits, speaking with the site operator and measuring the development. The structure has been engineered and built to greater detail than the drawings submitted for planning permission in 1996, and I would accept that there are variations from the approved plans. You have noted that the width of the structure is written on the approved plan at 12.2m but the requirement to improve the structural stability of the shelter by taking the steelwork to ground level has resulted in it being constructed to a width of 13.1m when measured at ground level.

4 why did we determine the elevation on 8296/14 is the south end? The drawing was submitted in discharge of condition 4 relating to fixing details of the end panels. Those details are the 1:10 sections and elevations at the left hand side of the sheet. The engineer chose to show a gable elevation of the structure (not drawn to scale) on the same drawing. It serves no purpose in discharging the condition. But neither does it conflict with the information to discharge the condition. I understand that on completion there is to be the opening on each of the gable ends.

5 Why do we consider the variation of the pillar angle is not material?-see answer 3 above.

6 Why did the Council not do more to consult local residents? I'm not sure what you are referring to here. If you are suggesting this in respect of the applications to discharge the two detailed conditions, this is not something we would do on matters of that nature, and I'm not sure what the benefit would have been if we had notified local residents.

7 How can the Council justify allowing work to continue when condition 2 has not been discharged? Condition 2 is not a condition that requires to be discharged (i.e. that requires to be 'signed off' in some way). It was a form of condition that was routinely applied to planning permissions in the past, but that practice was stopped some years ago as the wording served no purpose.

I have gone through your email in some detail and hope I have identified and answered your outstanding questions; I can assure you there has been no attempt to evade any of the issues raised. The only thing I can add is that if you feel the Council should be taking some action that it has not done already, then please let me know what that should be.

Regards