

DEVELOPMENT CONTROL COMMITTEE – 7 MAY 2020

ITEM 4 – PUBLIC PARTICIPATION – QUESTIONS

Question Received from Mr T Skelton

“One of our members has alerted me to the fact that Aldi have started construction work on their new store at Stantonbury (Approval ref 18/01469/FUL). I have sent a photo confirming this to Katy Lycett, who has forwarded it to the Enforcement Team and asked them to investigate.

The planning consent makes it clear that work cannot start on site until a number of conditions had been satisfied, including a) Condition 19 which relates to protection of the Bicycle Wall mural whilst it remains on site and b) Condition 20 which relates to the requirement that Bicycle Wall must be removed from site before demolition work takes place.

At the moment, as far as we can tell, Bicycle Wall is not protected and is therefore at risk of damage. In any event, work should not be proceeding until the appropriate Conditions (which are currently with the Council for determination) have been satisfied.

Please can we have the Council’s assurance that appropriate action will be taken to ensure that Aldi stop all work on the site immediately and do not recommence until the relevant planning conditions have been approved”.

RESPONSE

When approached on this matter the applicant had set out the following pre-commencement works are being completed:

1. The erection of the site hoarding (and associated excavation works to secure the hoarding) that is designed to secure the site;
2. Internal shop unit strip-out work –including the removal of asbestos by certified professionals. Again, the motivation for doing this was to minimise the attractiveness of the site;
3. The stopping up (and minor diversion) of some of the on-site gas, water and electrical services; and
4. The removal of some on-site vegetation (including that around the mural – to help facilitate the detailed recording of the mural).

The Applicants agent have confirmed that they are fully aware and committed to completing all pre-commencement requirements before commencing works on site and understand the action that maybe taken if these conditions are not adhered to.

The Councils Enforcement Officer visited the site on 7th May 2020 to investigate the works being undertaken. During the site inspection there were concerns raised regarding the extent and scope of the works and as such the Enforcement Officer asked for all works to cease, which the site manager agreed to. The applicants agent has been advised of the events of the 7th May site inspection. The applicant has been asked to provide further clarification in respect to the activities that the Council witnessed on site, once this investigation has been completed consideration into the appropriate action will be given. The council will continue to monitor the works on site and will consider the use of temporary site notice if works restart before these matters are resolved.

Sarah Hine

Development Management Manager