

Item. 9 (c): pages 33-40

Location: Ex Splitz/Aurora Borealis Night Club, 37B Quebec St, Dereham

Proposal: Change of use of night club to provide 4no flats; Associated external alterations - including: demolition of external staircases and ground floor front extension; installation of additional windows (AMENDED DESCRIPTION)

REFERENCE: 3PL/2018/0688/F

Applicant: R.J. Crane & Co Ltd

Author: Mark Springthorpe

REPRESENTATIONS

Following the initial Committee Report, one additional representation has been received (which for legal and confidentiality reasons is summarised below):

There is an on-going dispute regarding monies allegedly owed.

There isn't a suitable nightclub in Dereham other than this venue. It has been apart of Dereham for many years and with the right owners it could bring more attractions to the centre of Norfolk.

Building flats would cause more traffic and confusion on the Dereham town centre.

ASSESSMENT

The on-going civil action with regard to the dispute over monies allegedly owed is not a planning matter and is not a material planning consideration which can be afforded weight in the assessment of this application.

As set out in Para 1.1 of the Committee Report, although situated within the designated Town Centre and Primary Shopping Frontage, the loss of the night club use is not resisted by the policies of the Development Plan.

As a result of the constrained Town Centre location, the proposal can provide no off-street parking and is proposed as car free. On the basis of its location and close proximity to public transport and other amenities - together with the combination of smaller 1/2-bed units - the Local Highway Authority have not objected.

RECOMMENDATION

The recommendation remains for approval subject to conditions.