

CASTLE ACRE PARISH COUNCIL

Minutes of the Parish Council extra planning meeting held in the village hall on Thursday 28 March 2018

Present: Mr L Fisher (LF) Vice–Chairman Mrs H Breach (HB)
Mr T Hubbard (TH) Mr M Tate (MT)
Ms C Williams (CW) Mr S Allen (SA)
Mrs S Moister (SM)

In attendance: Ms L Roast (Clerk), Mr J Moriarty, Borough Councillor (JM) and two members of the public.

Apologies: Mr N Patrick (NP), Mr M Hickey (MH) Chairman

128. 19/00442/F

Variation of condition 1 of planning permission 17/02168/F:

Re-use and develop existing water tower structure to a two bedroom residential dwelling at The Water Tower Peddars Way Castle Acre Norfolk PE32 2FP

Comments on this application, no later than 4 April .

Discussion was opened to the floor as only one item was on the agenda.

Local residents to the Water Tower expressed their concern that the roof area could be used as an outside terrace with the 30cm taller balustrade currently in situation. The taller balustrade made the Tower look larger. There had been many people on the roof over the last weeks, particularly at weekends. Residents want to make sure that the roof area is only used for maintenance and window cleaning as stated in the application.

Councillors discussed the health and safety of the balustrades and that the balustrades appeared to be over specified for the job.

The Chairman asked Councillors to vote on whether to support the planning application. 2 votes to support; 4 votes to object. The motion carried was to Object.

OBJECT

Castle Acre Parish Council objects to the variation of the balustrades at the top of the Water Tower for the following reasons:

1) The balustrades are not fully compliant with health and safety regulations. The application states that the balustrades have been constructed for maintenance of solar panels and for window cleaning, yet they only border the upper roof area, leaving two skylights/windows outside of this area on the lower lift shaft roof. Maintenance operatives would need to jump over the balustrades to access these windows.

2) Visual appearance. The taller balustrades have an impact on the visual appearance of the Water Tower, making it seem much taller and larger.

3) Balustrade specifications. The balustrades are over specified for maintenance use and moves the area towards a residential roof terrace.

UK Legal Requirements

The UK **Building Regulations Part K** requires a guardrail to consist of a minimum two horizontal rails with a minimum height of 1100mm. The loading criteria is taken from **BS 6399 part 1 1996** and requires the guardrail to withstand a uniformly distributed load of 0.74kN per metre and a point load of 0.5kN.

Part K2 has a specific heading “Guarding of areas used for maintenance” Clause 3.4b states “If access will be required less frequently than once a month: it may be appropriate to use temporary guarding...” “**The Construction (Design and Management) Regulations 2007 (CDM)** and the **Work at Height Regulations 2005** give provisions for such measures.”

Hence this is a relaxation of the suggested loadings contained within Part K where the frequency of access is low and controlled.

The referral to the CDM Regulations 2007 requires a risk assessment to be made to ensure that the guardrail is suitable and sufficient to prevent both persons and objects from falling.

The meeting closed at 8.20pm.

The next full Parish Council meeting is on Thursday 11 March at 7.30pm.