

I would like to raise my concerns regarding planning application 2020/0473/P.

Firstly, please note that the proposed temporary porta cabin facility has already been installed and is not as detailed in the application (either the original or amended versions). This is before the period allowed to comment and object has even passed (15th March).

I find this to be an aggressive move on the part of One Housing. The need for a 'Resident Liason Office' is dependent on the outcome of the resident's ballot regarding the re-development of Gilbeys Yard and Juniper Crescent which has yet to take place. It seems that the One Housing has decided the outcome of this ballot already. It must be noted that the installation of this facility prior to the ballot could easily have an influencing effect on the outcome. As such, the act of installation is entirely inappropriate.

With reference to the facility itself. If this facility is to be sited within the car park I believe it should be at the most easterly edge against the perimeter pavement away from all other buildings and walls. It should be orientated parallel and facing the properties of Gilbeys Yard (this is the orientation that is detailed in the original application). Please see my attached annotation to the applicant's plan which shows my suggested positioning, marked in red (Suggested Positioning.pdf).

In this way, some of the car park can still be used by those who wish to park there. It is important to note that there is a shortage of parking bays within Gilbeys Yard. More importantly, my suggested positioning will minimise the appeal of drug-takers etc. to use the porta cabin area to deal and smoke/inject drugs. The current positioning does offer up the sort of environment that attracts such activities as clearly detailed by Alastair Loraine in her objection dated 29th February: 'the current position of the porta cabin will make the area much more enclosed, a magnet for people wanting a quiet and secluded area to inject and smoke (drugs)'.

In addition to the above, the make-up of the facility that has been installed is not as shown in either version of the plans. The plans show a single porta cabin unit only. The installed unit has a porta cabin flanked by two areas that are contained by garden fencing. These areas can easily be accessed by climbing over the fencing – a perfect place to take drugs etc. whilst remaining largely out-of-sight. Please note that the left hand fenced area is directly adjacent to the back garden of a Gilbeys Yard resident which is entirely inappropriate.

These additional fenced areas need to be completely removed and the porta cabin moved to the suggested position, should permission be granted. Please see my photographs that show the porta cabin and fenced areas as of 11th March (Current Images 11.03.20.pdf).

In short, the current positioning is an open invitation to increase the amount of anti-social behaviour that occurs within Gilbeys Yard and could turn this area back into the much more dangerous environment that it used to be – especially at night.

I suspect the applicant will try to justify the current positioning of the facility by stating that it is the most convenient way to provide it with an electrical supply. However, the safety of the local community and the levels of disturbance we will have to endure are paramount, regardless of the difficulty they may cause the applicant. Please note that electric generators are not an acceptable alternative for reasons I have previously detailed in a separate submission (listed at 12.36, 11/03/2020).

I trust that you will ask the applicant to remove the facility immediately and wait for the outcome of the resident's ballot upon which the need for the facility is based. Furthermore that it is made clear to the applicant that the facility as installed is not as detailed in the application and, logically, permission simply cannot be granted.

Finally, in view of the dramatic change in the application I feel it is appropriate that an extension to the period for which comments can be made is actioned.

Thank you for your time.

Steven Stokes
Gilbeys Yard resident