

21 October 2026 JDMC Speaker Statements

#4 – 26/01403/FUL – Councillor Cheney Payne

The residents of Howes Place are going to make a formal request to the committee tomorrow to instruct officers to secure the relocation of both the large format parcel lockers and the small format post boxes from the current location to a more suitable location to the north / west of Chapter House, as part of the wider redevelopment of the former NIAB site. They have circulated a letter to all members outlining the reasons for this.

I wanted to take the time to write as I support their concerns, and do hope the committee will consider my this. My reasons for supporting their request is for the reasons outlined below:

- It was never intended that Howes Place would be the main address and principal vehicular access for the 68 new residential dwellings in Chapter House.
- Unauthorised development works were undertaken during the conversion of the former NIAB HQ Building to Chapter House in 2022, including the installation of large format parcel lockers and small format post boxes, and these works established Howes Place as the main address and principal vehicular access for Chapter House.
- The establishment of Howes Place as the main address and principal vehicular access for Chapter House has caused, and continues to cause, harm to the special arcadian character and amenity of the Howes Place Conservation Area and has significantly increased the risk of conflicts between pedestrians, cyclists and vehicles on Howes Place.
- Following a number of unsuccessful attempts to persuade the applicant to relocate the large format parcel lockers and small format post boxes, the residents of Howes Place registered a compliance case with the Local Planning Authority for the unauthorised development works.
- The Compliance Officer's review of this compliance case invited a retrospective planning application for the unauthorised large format parcel lockers but not for the unauthorised small format

post boxes – as a result, the consultees for this retrospective planning application have focused on the impact of the large format parcel lockers only.

- There is an opportunity to secure the relocation of both the large format parcel lockers and the small format post boxes from the current location to a more suitable location to the north / west of Chapter House, as part of the wider redevelopment of the former NIAB site, accessible from Lawrence Weaver Road.
- The precedent has already been established for Officer's to accept the resolution of outstanding matters from the conversion of the former NIAB HQ building to Chapter House as part of the wider redevelopment of the former NIAB site – see Section 19 of the Case Officer's report.

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