



**PLANNING APPLICATIONS COMMITTEE**

**10am to 1.50pm**

**21 June 2012**

Present: Councillors Bradford (chair), Sands (M) (vice chair), Ackroyd, Blunt (substitute for Councillor Gee), Howard, Kendrick, Lay, Little, Neale, Rogers, Sands (S) (to end of item 5) and Stonard

Apologies: Councillor Gee

**1. DECLARATION OF INTERESTS**

Councillor Rogers declared a personal and prejudicial interest in item 5, application no 12/00270/U, 36 Elm Hill, because he had an interest in the adjacent property.

**2. MINUTES**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 31 May 2012, subject to the following amendment in respect of item 5, performance of the development management service, to delete "Kendrick" and replace with "Stonard".

**3. APPLICATION NO 12/00959/T, GRASS VERGE SOUTH SIDE OF HUTCHINSON ROAD, NORWICH**

The planner (development) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting.

Discussion ensued in which the planner, together with the planning solicitor, answered members' questions on the design of the mast, its use and the visual appearance from the street and the obligations of mobile phone providers. The committee also considered that public concern of health issues could be allayed if details of the emissions of the actual masts were made available in lay terms. The planner said that he would convey this to the applicant.

Councillor Little said that he was satisfied that the revised presentation gave sufficient information for the committee to determine the application and had demonstrated that the visual impact of the proposed mast was not too obtrusive.

**RESOLVED**, with 10 members voting in favour (Councillors Bradford, Sands (M), Ackroyd, Blunt, Kendrick, Lay, Little, Neale, Rogers and Stonard), 1 member voting against (Councillor Sands (S)) and 1 member abstaining (Councillor Howard) to approve prior approval application No 12/00959/T on the grass verge on the south side of Hutchinson Road.

(Reasons for approval: The siting of the tower in this location is considered to strike a reasonable balance between providing an efficient broadband service to the community/wider economy and not adversely impacting on highway safety or the health of nearby street trees.

Use of the street furniture enables an efficient use of the land by allowing a mast sharing solution, which set against the existing natural environment and street furniture, helps partially screen and soften its scale and prominence when viewed from the north west or south east.

The proposal is therefore considered to be compliant with the objectives of the National Planning Policy Framework, policy 2 of the Joint Core Strategy for Norwich, Broadland and South Norfolk 2011 and saved policies HBE12, HBE20, EP22 and NE3.)

#### **4. APPLICATION NO 12/00862/F, 11 IRVING ROAD, NORWICH, NR4 6RA**

The planner (development) presented the report with the aid of plans and slides, and answered members' questions on the conditions relating to the height of the fence and the replacement tree. Members were advised that the tree was not protected but a condition of the planning permission was that the applicant would be encouraged to replace it with a suitable tree.

**RESOLVED** to approve application no 12/00862/F, 11 Irving Road, Norwich, and grant planning permission, subject to the following conditions:

1. Time limit.
2. In accordance with the plans.
3. Boundary treatment.
4. Replacement tree.

(Reasons for approval: The design, scale and location of the extensions and associated roof structures in the context of what can be constructed under permitted development rights, is considered unlikely to have a materially detrimental effect on the amenities of neighbouring dwellings as the levels of additional overshadowing, loss of daylight, outlook or privacy caused by the proposal are considered likely to be insignificant. It is therefore compliant with paragraph 17 of the National Planning Policy Framework 2012 and saved policy EP22 of the City of Norwich Replacement Local Plan 2004.

Whilst the extension represents a sizable addition to the dwelling, there is sufficient rear garden area to accommodate it, ensuring that the rear character is maintained. Use of a flat roof side extension, profile of the existing roof and hipped end has the effect of creating an addition which respects the form of the original dwelling,

ensuring that new addition is not out of scale and out of place in its immediate surroundings. It is therefore compliant with statement 7 of the National Planning Policy Framework 2012, policy 2 of the Joint Core Strategy for Norwich, Broadland and South Norfolk 2011 and the City of Norwich Replacement Local Plan 2004.)

## **5. APPLICATION NO 12/00270/U, 39 ELM HILL, NORWICH, NR3 1HG**

(Councillor Rogers having declared a personal and prejudicial interest in this item spoke as a member of the public but then left the meeting and did not take part in the determination of the planning application.)

The planning team leader (development) presented the report with the aid of slides and plans. He pointed out that this application was for change of use from A1 to A3 café/restaurant use on the ground floor of the premises. Any change of use to A4 bar use would require a further planning application. The application did not require listed building consent because there was no physical change to the building. Members were also advised that refuse would be removed by a waste collection service from the front of the building.

Four members of the public representing residents and businesses in Elm Hill, and Councillor Henderson, ward councillor for Thorpe Hamlet ward, addressed the committee and outlined their concerns about the proposal which included the following: that the change of use did not add to the diversity of the street as there was already a café; noise from the premises could be a nuisance to residents in adjacent properties and that all the residents in the street had signed the petition objecting to the proposal; that the change of use was a step towards A4 bar use and could lead to encroachment of the night-time economy into Elm Hill, and concerns that baking on the premises could constitute a fire risk.

Councillor Rogers then addressed the committee with his objections to the proposal which included concerns about the noise and the unsuitability of the premises for the proposed change of use.

At the request of the chair, the planning team leader explained that the proposal was to sell baked goods but not to turn the premises into a commercial bakery. Fire regulations were an issue for building control. The committee was shown the floor plans. The A3 use would be on the ground floor and there was no residential use at ground floor at either side of the premises. A further planning application would be required to change the use to A4 and the size of the premises constrained its use. The use of the alleyway had been amended with the arrangements for refuse to be stored at the rear of the premises and for it to be collected from the front of the premises.

(Councillor Rogers left the meeting at this point.)

During discussion the planning team leader, the planning development manager and the planning solicitor, answered members' questions. Members were advised that environmental health officers did not object to the proposed arrangements for the storage and collection of waste from the premises and that many other businesses in the Lanes and other parts of the city had similar arrangements.

Discussion ensued in which members considered the distinctive character of Elm Hill and its current commercial and residential use. Councillor Little suggested that the building was not suitable for the proposed use. Some members considered that the change of use from class A1 to class A3 retail at ground level was unnecessary and that there were two cafés already in the vicinity. Members then considered the sale of alcohol and the late opening of the premises was not suitable at this location and did not add to the diversity of the existing commercial uses in the street or contribute to tourism. There was concern that noise from patrons' voices from the ground floor café would be heard in the adjacent first floor flats and cause a nuisance to residents. The old buildings were considered to have poor sound insulation and had shared floorboards. There was potential for patrons leaving the premises to create noise in the streets late at night. No other retail stores in Elm Hill were open in the evening. Members also expressed concern about acoustic and amplified music being used and that there had been no testing of the acoustic sound to determine the acceptable levels. Councillor Kendrick pointed out that the premises would require a premises licence for the sale of alcohol under the provisions of the Licensing Act 2003. Officers referred to the report and advised members that the application was recommended for approval subject to conditions which included the hours of operation; restrictions on the hours for the receipt of deliveries and that acoustic or amplified sound was not permitted unless levels were agreed.

Councillor Little moved and Councillor Lay seconded that the planning application for change of use to class A3 on the ground floor of 37 Elm Hill should be refused on the grounds that it was detrimental to the conservation area and the character of Elm Hill and that the noise generated from the change of use would be detrimental to the amenity of the residents of the adjacent properties.

**RESOLVED** with 11 members voting in favour of refusing (Councillors Bradford, Sands (M), Ackroyd, Blunt, Howard, Lay, Little, Neale, Rogers, Sands (S) and Stonard) and 1 member voting against (Councillor Kendrick), to refuse application no 12/00270/U, 39 Elm Hill, Norwich, NR3 1HG on the grounds that the proposed change of use from shop (class A1) on all floors to café (class A3) on the ground floor, shop (class A1) on the first floor and associated office on second floor on the grounds that the proposal was detrimental to the unique character of Elm Hill, within a conservation area and would change the predominant mixture of retail and residential use in the street and change the character by its later opening and noise from patrons later in the evening; and that the applicant had not demonstrated the impact of acoustic or amplified music on the adjacent premises which was detrimental to the amenity of the residents, and to ask the head of planning services to provide the reasons for refusal in planning terms.

(Reasons for refusal subsequently provided by the head of planning services:

1. The proposal would cause a detrimental impact to the unique character of this part of the City Centre Conservation Area, changing its nature away from an area of predominantly ground floor speciality retailing and residential use on upper floors, with minimal activity during the evenings, to a character involving a use that could generate noise and disturbance and associated activity on the street during the evening. As such the proposal is considered to be contrary to the National Planning Policy Framework, Sections 12; policy ENV6 of the East of England Plan (May 2008) and 'saved' policy HBE8 of the adopted City of Norwich Replacement Local Plan (November 2004).

2. In the absence of any meaningful information on the potential transmission of structure born sound through the timber frame of this grade II listed building, the proposal fails to demonstrate that acoustic noise from the Class A3 and A1 uses would not have an unacceptable impact on immediately adjoining residents at first floor level on Elm Hill. The proposal therefore fails to maintain a high standard of amenity for residential occupiers in the vicinity, and would therefore be contrary to the National Planning Framework, Section 11 and saved policy EP22 of the City of Norwich Replacement Local Plan (adopted November 2004.)

(The committee adjourned for a short break. Councillor Sands (S) left the meeting at this point. Councillor Rogers was readmitted to the meeting.)

**6. APPLICATION NO 12/00801/F, RIVER BANK SOUTH EAST OF 38 & 38A FRIARS QUAY, NORWICH**

The planning team leader (development) presented the report with the aid of plans and slides. He referred to the planning history section of the report and said that the hours of operation had been quoted incorrectly and that the Broads Authority planning committee had agreed the hours of operation from 8am to 10pm. An explanation was set out in the supplementary report of updates to the reports circulated at the meeting. This report also provided details of a further response from the applicant advising that the plans showed the large area left accessible to anglers and that they were prepared to allow anglers to use the pontoon free of charge.

During discussion the planning team leader referred to the report and answered members' questions. Members asked that an informative be added to the planning permission with regard to preserving the overhanging nature of the weeping willow trees. Members also considered that adequate lighting should be available and noted that there were lamp posts along the riverside walk.

**RESOLVED** to approve application no 12/00801/F and grant planning permission, subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Boardwalk to be treated with anti slip coating.

Informatives

1. Any on site and off site advertisements may require advertisement consent
2. Consent will be required for any works to nearby trees

(Reasons for approval: The development is considered in accordance with the National Planning Policy Framework; policies 1, 2 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk and saved policies HBE8, HBE12, EP22, TVA1 and TVA3 of the City of Norwich Replacement Local Plan.)

**7. APPLICATION NO 12/00011/F 36 EXCHANGE STREET, NORWICH, NR2 1AX**

The planning team leader (development) presented the report with the aid of plans and slides. Members were advised that the sui generis use was a unique description

of the mixed use of the site. He referred to the supplementary report of updates to reports which set out the environmental protection officers' response to the revised plans for the positioning of the flue. The environmental protection officer considered the new position for the flue to be an improvement on the original plans and would discharge into an open area rather than into the residential building opposite.

Two local residents addressed the committee and said that they had been concerned about cooking odours coming into their flats adjacent to the premises. They also referred to rubbish being left in the alley and that a wooden porch had been erected over the entrance on the side of the premises.

The planning team leader (development) said that the case officer was aware of the wooden canopy over the door and the applicant was being encouraged to submit a further planning application and listed building consent for this work. Environmental health officers would be advised of the rubbish being left in the alley.

Discussion ensued in which the planning team leader referred to the report and answered members' questions.

**RESOLVED** to approve application no 12/00011/F, 36 Exchange Street and grant planning permission, subject to the following conditions:

1. Standard time limit.
2. In accordance with plans.
3. Fixed plant or machinery to be agreed.
4. Extract ventilation or fume extraction system in accordance with details.
5. The premises shall not be open between the hours of 23:00 and 08:00 on any day.
6. No deliveries or collections between the hours of 19:00 and 07:00 Monday to Saturday. No deliveries on Sunday.
7. No acoustic or amplified sound unless levels agreed.

Informative:

1. Loading prohibited on western side of Exchange Street. Loading may only take place during off peak hours on the eastern side of the street. See on street sign for details.
2. Not eligible for parking permits

(Reasons for approval:

1. The retrospective application for the change of use to a delicatessen, café and wine bar at ground floor level and an art gallery and exhibition space at first floor level will not have a detrimental impact upon the vitality and viability of Exchange Street or the area. Therefore the proposals are considered to be in accordance with the objectives of the National Planning Policy Framework, policy 11 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policy SHO11 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).
2. Subject to conditions regarding plant and machinery, flue extraction, hours of opening, hours of delivery and the provision of amplified and acoustic music, it is

not considered that the proposal will have a detrimental impact on the amenity of adjacent uses, the special interest of the grade II listed building or on the character of the Conservation Area. Therefore the proposals are considered to be in accordance with the objectives of the National Planning Policy Framework and saved policies HBE8, HBE9 and EP22 of The City of Norwich Replacement Local Plan (Adopted Version November 2004).)

## **8. APPLICATION NO 12/00549/F, 60 ST FAITHS LANE, NORWICH**

The planning team leader (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports circulated at the meeting which set out the response from the applicant to objections to the proposal.

Two local residents then addressed the committee and outlined their concerns regarding access and noise and disruption to residents in St Faiths Lane and Prospect Place from potential patrons of the apart-hotel. It was suggested that the applicant provided signage to encourage the use of the secondary access from Prince of Wales during the evening and late at night.

The agent then addressed the committee and explained that this was a resubmission of a previous consent which had been allowed to lapse because of the economic climate. The apart-hotel catered for longer term corporate lets and was not in competition with budget hotels. The 37 units would each have a kitchenette. The use of the secondary access between 11pm and 7am would be encouraged and its residents would be provided with key cards to access it.

The planning development manager suggested that the provision of visible signs would be a good compromise and remind the apart-hotel residents that it was a residential area. He cautioned against the secondary access being the only access allowed at night because it comprised blind corners and some residents might prefer the other access route, particularly as it would be more familiar to them.

Discussion ensued in which the planning development manager answered members' questions. The chair said that it would be in the long term interests of the apart-hotel management to develop good neighbour policies to share with the local residents' association.

**RESOLVED** to approve application no 12/00549/F, 60 St Faiths Lane and grant planning permission, subject to the following conditions:

1. Standard time limit.
2. In accordance with plans.
3. The accommodation shall be used for C1 use only. A register of bookings shall be maintained and made available for inspection.
4. No development until full details of the foundations to the bin store have been agreed.
5. Details to be provided of the external colour of the bin store. Bin storage to be provided prior to occupation.
6. Details to be provided of cycle storage. Cycle storage to be provided prior to occupation.

7. Any windows/ventilation on the west, south and south west facades should equal or better than the specification laid out in para. 4.2(b) of acoustic report named '10719 60 St Faith's Lane, Norwich' dated 11th May 2012, submitted by Adrian James Acoustics.
8. Details of a non-opening window system with mechanical ventilation to be agreed prior to occupation.
9. Details of fire hydrant to be agreed.
10. Flood response plan to be agreed.
11. No occupation until works have been carried out in accordance with the surface water strategy approved.
12. No development until details of energy measure have been agreed.
13. No occupation until water efficiency measure have been agreed.
14. Laundry pickup and delivery times restricted to hours of 7:00 and 19:00.
15. Full details of disabled access arrangements to include minimum of 3 no. ground floor room.
16. Provision and details of all external lighting (including security lighting).
17. Details of landscaping of the rear courtyard.
18. Provision of signage to promote the use of the rear secondary access between 11pm and 7am.

(Reasons for approval: The decision to approve this has been taken having regards to saved policies TVA6, NE9, HBE8, HBE12, EP22, TRA7 and TRA8 of the City of Norwich Replacement Local Plan (adopted November 2004), policies 2, 3, 5 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (Adopted March 2011), the National Planning Policy Framework and all material planning considerations. The proposals provide an appropriate reuse of a redundant building within the city centre will provide acceptable living conditions for future occupiers of the hotel and will not have a detrimental impact upon highway safety, the living conditions of nearby residents or the conservation area subject to conditions.)

**9. APPLICATION NO 11/02104/O: LAND NORTH OF CARROW QUAY, KERRISON ROAD, NORWICH**

The senior planner (development) presented the report with the aid of plans and slides. As a further update to the report he said that in relation to paragraph 192, by way of a correction, stopping-up orders would require a separate process and payment from the developer rather than being included within Traffic Regulation Order procedures. The green wall mentioned at condition 37 was an idea to break up the design but would not be a requirement of planning permission. The street art was a historic requirement for comprehensive regeneration of the area and was not considered onerous on the applicant and could comprise any range of measures such as a plaque to commemorate the history of the site or landscaping feature. The senior planner then referred to the supplementary report of updates to reports which was circulated at the meeting and included details of additional representations received since the papers for the committee were published and further information on the application. The supplementary report also contained a list of changes to the conditions agreed by the applicant with the case officer. Members were advised that the application was compliant with the policy on affordable housing but could be subject to change when the detailed planning application was submitted; if this was the case members would be asked to consider any variations.



Discussion ensued in which members commented on the fact that the development was car free but that the site was not on a direct bus route. Members were advised that it was envisaged that an existing bus route would be diverted to include Geoffrey Watling Way. It was also noted that the scheme would connect into and improve existing pedestrian and cycle routes from the site to the city centre, railway station and the riverside walk, itself being designed to be wide enough to accommodate a shared surface route for cyclists as well as pedestrians. Discussion also followed around the implications for nearby train deliveries and its potential noise impacts and the energy efficiency of the development. Cycle parking was noted by members as being shown to currently be too low at present, but officers advised that this would be required by conditions to be provided for each residential unit.

**RESOLVED** to approve application no 11/02104/O at Land North Of Carrow Quay, Kerrison Road, Norwich, and grant planning permission, subject to the completion of a satisfactory S106 agreement to include the provision of contributions to affordable housing, street trees provision and maintenance, riverside walk and cycle route, water-borne recreation facilities, sustainable transport improvements, strategic highways safety management through CCTV enhancement, traffic regulation orders and processing of highways works, travel plan completion and fulfillment to include membership of the car club and a bond (or equivalent means of financial security) and annual travel plan monitoring contributions, library contributions, and monitoring contributions, and subject to the following conditions:

#### **Further info and commencement**

1. Submission of reserved matters (scale, layout, appearance and landscaping) within 3 years and commencement by whichever is the later of:
  - a. either 5 years of this permission; or,
  - b. within 2 years of approval of reserved matters (or in the case of submission of reserved matters on different dates, two years from approval of final reserved matter to be approved).
2. Development shall be in accordance with plans and details as approved including the Flood Risk Assessment and its Appendix M proposed drainage strategy plan D133709\_SK-01 RevP2 and associated calculations and capacity for certain storage.
3. Cap on numbers – minimum of 200 and maximum of 250.
4. Cap on office floorspace – maximum 190 sq.m.
5. Cap on car parking – maximum of 140 spaces overall, which shall include a maximum 5 spaces for the office space, some spaces for visitors to the site, including for office visitors, and a minimum 5% for disabled users of the offices and some disabled spaces for residents.
6. Limits / parameters of scale – maximum heights at eastern end and maximum heights of development overall.
7. Limits / parameters of layout – maximum depth of to be specified for the building, required clearance of 8-9m from the river edge, minimum of at least 1 through-passage within the development from the access road to riverside.
8. Minimum finished floor level of residential units to be 3.78m above Ordnance Datum (AOD).
9. Minimum finished floor level of commercial uses to be 2.3m AOD..
10. Removal of permitted development rights for satellite dishes, gates walls and fences, and removal of local development order rights for changing window and door replacements.

**Prior to commencement of development / each phase**

11. Development shall not be commenced until details of scale, layout, appearance and landscaping have been submitted and approved.
12. Phasing plan to be agreed for development at this site – to show delivery of road, of riverside walk and associated landscaping at this site, of access improvements, of bus gate provision, and affordable housing. The details shall include a masterplan for the entire length of the riverside walk and landscaping scheme, and incorporation of river features in principle, including scenarios for this development site, showing relationship to, and links with, pontoons / possible river taxis – to be approved prior to commencement and riverside walk to be provided prior to occupation.
13. Phasing plan to be agreed for delivery of riverside walk along its full length (but not including this development site), from Carrow Bridge to the railway bridge.
14. Phasing plan timescales for provision to be agreed for delivery of an adoptable standard of access and estate roads around and outside this development site, including street landscaping and tree planting and the necessary works to the area around the football club south stand.
15. Road construction content and design details of the access road (to an adoptable standard) for development at this site – to include: levels, traffic and speed control measures, carriageway markings, alignment, dimensions, materials, drainage, street tree planting and irrigation, street furniture, lighting, pavements, crossovers, shared surfacing and other hard landscaping, and utilities routes to avoid trees, for example.
16. Details of all necessary works to the river and a protected species survey and protection / impact mitigation proposals.
17. Details of site investigation and risk assessment for protection of controlled waters; verification reports; monitoring and maintenance procedures of contingency action as necessary.
18. Development contamination precaution requirements.
19. Details of reports concerning use of imported soils.
20. Details of foundation plans with regard to archaeological preservation and a method statement, with development to follow approved method statement.
21. Details of a construction management plan.
22. Details of car park containment barriers for 1 in 100 year and 1 in 1000 year flood events to be designed into the RM scheme, or in the event that this isn't proposed, details of car park flood warning and evacuation plan procedures instead, to show how cars can be relocated to a dry location above flood levels, all to be agreed with the Environment Agency.
23. Details of water harvesting system as required by drainage strategy, which shall demonstrate at least 161m<sup>3</sup> rainwater harvesting capacity.
24. Details of final site design and development's relationship to the adjoining site's proposed flood defence wall.
25. Details of Japanese Knotweed eradication plans.
26. Cycle parking for residents and visitors of residents to be agreed and thereafter provided prior to occupation.
27. Cycle parking for office staff and office visitors (close to entrance) to be agreed and provided prior to first use of office.
28. Scheme for flood resilient construction measures in the commercial development to be agreed.

29. Site contamination investigation and mitigation – four-part requirement, including provision of contamination mitigation measures and verification reports as relevant and details of proposals for long term contamination monitoring, precaution, maintenance and contingency plans.
30. Details to be agreed for installing pollution control measures, to include infiltration measures to prevent pollutant discharge into the river.
31. Details of energy efficiency proposals and details of providing at least 10% of site's energy demand from renewable energy sources on site.
32. Biodiversity enhancement and green infrastructure plan schemes to be agreed, to include enhanced biodiversity and biomass in landscaping and tree planting, improved riverside green links habitat corridor, bat and swift boxes, to include developing a belt of native tree species, reinforced by further planting within the development itself, and to include shrubs that provide nectar for insects and/or fruit for birds.
33. Details of refuse stores for residential and details of collection, including office waste management, and provision of stores prior to occupation.
34. Details of water efficiency savings around the site, to include a minimum of achieving at least 105 litres/person/day for all residential dwellings.
35. Details of the design security measures to be included in the proposals, to include best endeavours to reach full Secured by Design accreditation, and to include details where possible concerning: car park security and access control systems; lighting, reflective paint, entrance access controls; CCTV; natural surveillance; and public and private space boundaries.
36. Hard and soft landscaping materials and plant species, to show regard to green infrastructure and biodiversity enhancement plans previously required, and to detail provision for on-site amenity space landscaping.
37. Details of plinth wall around the street frontage, including any possible green wall treatments to south elevation, and boundary treatments to stairs and podium amenity areas.
38. Details of all acoustic glazing specifications, to include a red rating façade protection treatment with a dB reduction of at least 27dB when closed, with details of ventilation as necessary.
39. Details of all balustrades and balconies, and roof-top garden acoustic barriers as appropriate, including noise mitigation standards with at least 1.5m height to the barriers.
40. Details of visitor, drop-off and servicing parking.
41. Details of boundary treatments, gates, street-scape fenestration and activity, stairs and entrances to south elevation / riverside walk and safety barriers, and details of level access direct from south-elevation to riverside walk area.
42. Details of all materials, including roofing, windows, façade, walls, doors, eaves, verges, rainwater goods etc.
43. Details of riverside walk landscaping, to include a specification with: lighting; bollards to prevent unauthorised vehicular access but allow service vehicles; seating; life belts; ducting for future electrical/CCTV supply cables to enable CCTV coverage at a later date; an access to the river bank for service vehicles; mooring bollards; safety chains; safety ladders; and riverbank fendering as necessary, with a minimum 3.75m shared surface within an 8-9m landscape area.
44. Details of Flood Resilient Construction methods in the commercial units.
45. Details of an art installation or public art strategy to be included within the landscaping and public realm around the site.
46. Dust control measures and materials storage proposals.

47. Details of provision of appropriate levels of fire hydrants.
48. Details of car parking and motor cycle parking.
49. Details of obscure glazing to all bathroom windows.
50. Requirement for landscaping maintenance and management plans.
51. Ongoing landscaping maintenance requirements.

#### **Prior to first occupation**

52. Estate roads needs to be constructed to an adoptable standard prior to occupation.
53. No occupation of any part of the development until the access road has been provided in accordance with details to be approved by condition on road design, above.
54. Works to create the Toucan crossing and Carrow Rd / Koblenz Ave improvement has been provided to a standard to be agreed, to adoptable levels.
55. Car parking to be provided and made available as per details to be agreed in advance.
56. Car parking management plan, including arrangements for allocation of spaces to particular uses, residents and visitors, and provision for, and use of, car club space.
57. Details of managing and maintenance plans for the surface water drainage system for the lifetime of the development.
58. Details of a flood evacuation and response plan to be agreed, based on principles of Appendix O of the FRA.
59. residential flood response plans including access and evacuation plans.
60. commercial elements flood response plans including access and evacuation plans.
61. Lighting scheme details, to be only low spill, 'bat friendly' external lighting which limits the amount of light directed over the river.
62. Travel Plan to be revised and completed along the principles of the Travel Plan submitted with the application, and implemented on occupation thereafter.
63. Details of plant and machinery to be approved before installation.

(Reasons for approval: The decision to approve the development subject to the conditions and the fulfilment of the Section 106 Agreement has been taken with regard to the provisions of national planning policy, the development plan and all other material considerations. The proposed residential development will help meet the city's identified housing need and make an efficient and appropriate use of this brownfield redevelopment site in a manner consistent with the principles of regeneration of the East Norwich area. The conditions imposed will ensure the development not only makes residential and car-free development sustainable and accessible whilst avoiding detrimental impacts on highway safety, it will also provide a high quality of design which accounts for the necessary restrictions imposed through its prominent riverside location and proximity to the conservation area and established local industry. Subject to agreement of appropriate forms of reserved matters and compliance with conditions, the proposals will also provide acceptable levels of amenity for future residents, and will also complete the Riverside Walk recreation facility for the enjoyment of both the residents and city of Norwich, and provide a key habitat link towards the Broads.

As such the development is in accordance with the objectives of the National Planning Policy Framework, policies SS1, T14, ENV3, ENV6, ENV7, WAT1, WM6, ENG1 and NR1 of the East of England Plan (2008), saved policy T.2 of the adopted Norfolk Structure Plan (1999), policies 1, 2, 3, 4, 6, 9, 12, 19 and 20 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, and saved policies NE1, NE4, NE8, NE9, HBE4, HBE7, HBE12, HBE13, HBE14, EP1, EP5, EP6, EP16, EP17, EP18, EP22, TVA3, EMP1, EMP7, EMP9, EMP14, EMP15, EMP 16 HOU5, HOU6, HOU9, HOU12, HOU18, SR2, SR4, SR7, SR11, SR12, TRA3, TRA5, TRA6, TRA7, TRA8, TRA9, TRA10, TRA11, TRA12, TRA14, TRA15, TRA16, TRA18 and CC14 of the adopted City of Norwich Replacement Local Plan (2004).)

- (2) to authorise any appropriate enforcement action and the taking of legal proceedings, including prosecution if necessary, in respect of the delivery of the riverside walk and access road.

## **10. APPLICATION NO 12/00932/F 213 KING STREET, NORWICH, NR1 2BU**

The senior planner (development) presented the report with the aid of plans and slides.

**RESOLVED** to approve application no 12/00932/F 213 King Street, Norwich, NR1 2BU) and grant planning permission, subject to the following conditions:

1. Standard time limit;
2. Development in accordance with approved plans;
3. Shed, fencing, decking sides and base to be stained, coloured or painted in a dark green, dark brown or black unless otherwise agreed in writing with the local planning authority;
4. Large scale plans and/or manufactures details of the proposed wrought iron railings and gates;
5. Notwithstanding information submitted, details of hedging to be submitted, to include species, numbers and location of new hedge planting and a timetable for provision;
6. Hard standing parking area to be removed and re-laid to grass or soft landscaping within three months of the date of permission and no car parking within the curtilage;
7. Roof light to be fitted with obscure glazing or film within three months of the date of permission.

(Reasons for approval: The decision has been made with particular regard to policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk, saved policies HBE8, HBE9, HBE12, EP22 and TRA6 of the adopted City of Norwich Replacement Local Plan, the National Planning Policy Framework and other material considerations.

The proposals involve a number of external alterations to 213 King Street and changes to the properties curtilage, these are considered to be acceptable in principle and subject to the conditions imposed would not have a negative impact on the character or appearance of the conservation area or the significance of the listed building. It is not considered that the proposals would have any significant detrimental impact on the amenities of neighbouring properties.)

## **11. SCHEDULE OF MEETINGS**

**RESOLVED**, in order to avoid the date of the election of the police and crime commissioner on 15 November, to move the November meeting forward a week to 8 November 2012 and to avoid too long a period between meetings move the December meeting forward a week to 6 December 2012.

CHAIR