



PLANNING APPLICATIONS COMMITTEE

9.30am to 11am

4 July 2013

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt, Brociek-Coulton, Gihawi (substitute for Councillor Button), Grahame, Jackson, Little and Storie

Apologies: Councillors Button, Sands (S) and Neale

1. DECLARATION OF INTERESTS

Councillor Storie declared a pecuniary interest in item 3, below, application no 13/00274/F Norwich City Council Football Club, Carrow Road, Norwich, NR1 1JE, in that she was a member of the Norwich City Football Club supporters' trust, which held shares in the club.

Councillor Grahame referred to item 3, below, item 3, below, application no 13/00274/F Norwich City Council Football Club, Carrow Road, Norwich, NR1 1JE, and said that although she had commented at an early stage on the application she did not have a predetermined view.

2. MINUTES

RESOLVED to approve the minutes of the meeting held on 13 June 2013 subject to the following amendment due to the report author not amending the recommended conditions to reflect the text in paragraph 139 of the report:

Item 4, Application nos 13/00113/F and 13/00115/L, Fire Station, Bethel Street, Norwich, NR2 1NW, deleting condition 21 and renumbering subsequent conditions.

3. APPLICATION NOS 13/00274/F NORWICH CITY COUNCIL FOOTBALL CLUB, CARROW ROAD, NORWICH, NR1 1JE

(Councillor Storie having declared a pecuniary interest left the meeting at this point.)

The senior planner (development) presented the report with the aid of plans and slides, including a sun study of the site. He also referred to the supplementary report of updates to reports for consideration which was circulated at the meeting, which contained a further representation from the applicant in response to noise concerns and detailing some amendments to the report and recommendations, including

removal of condition 4 and re-imposing the condition as in the original planning permission for a noise management plan for the facility.

During discussion the senior planner said that the tree protection officer considered that the trees which had been removed did not have sufficient bio-diversity merit to be protected by a tree protection order and were not protected by being in a conservation area. .

RESOLVED, unanimously, to approve application no 13/00274/F at Carrow Park, Norwich City Football Club, Carrow Road, Norwich NR1 1JE, subject to the following conditions:

1. Standard time limit (development to commence within 3 years);
2. Development to be as per the existing plans and supporting information;
3. Materials to match the existing;
4. No use of amplified music until the council has determined the permitted maximum sound levels expressed in dB LAeq (5mins) measured at a point 2 meters from any loudspeaker forming part of the amplification system and thereafter the levels shall not be exceeded;
5. The new facilities created/extended shall not be used outside the hours of 0800 -2100 hours on any day;
6. Notwithstanding the removal of the existing training/conference space, the development shall continue to provide community and local resident access to the expanded classroom / multi-use hall and associated changing facilities for community and teaching purposes, in accordance with the provisions of the terms of planning permission 05/00835/F and associated Section 106 legal agreement.
7. Before the use commences a Noise Management Plan for the facility shall be submitted to and approved by the Local Planning Authority.

Informative notes:

1. The applicant is to be reminded of the need to continue to comply with the obligations in the existing Section 106 Agreement, including provisions relating to maintaining free usage, free use of the Teaching and Community Room for local residents at all times in perpetuity, wherein 'Local Residents' includes residents of 35-37 Carrow Road, Clarence Harbour Court, Kerrison Road, Cozens Road, Hardy Road and the Railway Cottages.
2. Standard good practice in construction advice.

Article 31(1)(cc) Statement: The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and conclusions in this report.

(Councillor Storie was readmitted at this point.)

4. APPLICATION NO 13/00763/F POINTERS FIELD VICARAGE ROAD NORWICH

The planning team leader (development) presented the report with the aid of plans and slides.

During discussion members noted that the principle of housing on the site had been put forward in the site allocation plan and that the development would address the problem of antisocial behaviour on the site. Members also noted that the size of the site in relation to the rest of Pointers Field meant that there would be adequate amenity facility and that there was one car parking space per dwelling which was the maximum permitted in policy terms and that the scheme would provide a cycle/pedestrian link through Pointers Field.

RESOLVED with 9 members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Brociek-Coulton, Gihawi, Jackson, Little and Storie) and 1 member abstaining (Councillor Grahame), to approve application no 13/00763/F Pointers Field Vicarage Road Norwich and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details;
3. Facing and roofing materials and external joinery to match adjacent mews development
4. Details of external lighting; solar panels and fixings;
5. Details of access road surface, car parking, cycle storage, bin stores provision;
6. Details of landscaping, planting, tree pits, biodiversity enhancements, footpath/cycle link to green space, site treatment works, boundary treatments, gates, walls and fences and landscape maintenance;
7. Details of arboricultural monitoring and additional AMS for specific tree works;
8. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
9. Retention of tree protection;
10. Details of provision and maintenance of LZC technologies and renewable energy sources;
11. Details of water efficiency measures;
12. Details of water drainage strategy and drainage management;
13. Site contamination investigation and assessment;
14. Details contamination verification plan;
15. Cessation of works if unknown contaminants found; and
16. Control on any imported materials.

Article 31(1)(cc) Statement

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land transfer, appropriate conditions and for the reasons outlined within the committee report for the planning applications committee meeting on 4th July 2013.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. Materials removed from site should be classified and disposed of at suitable licensed facilities;
3. Site clearance to have due regard to minimising the impact on wildlife.
4. Investigation for Second World War bomb craters.

(The committee was then adjourned whilst waiting for a member of the public to attend for the next item. During the adjournment the team leader planning (development) and the planning development manager gave an informal briefing on the effect of the implementation of the community infrastructure levy on planning applications. The committee reconvened at 10.40 am with all members present.)

**5. APPLICATION NO 13/00699/F LAND BETWEEN 109 AND 113
WATERLOO ROAD, WATERLOO ROAD, NORWICH**

The planning development manager and the senior planner (development) presented the report with the aid of plans and slides. He also referred to the supplementary report of updates to reports which was circulated at the meeting and advised members that there had been a total of three objections received (not two as stated in the report) but that all the issues had been included in the report. Also that a further email had been received from one of the objectors which clarified the parking situation on Waterloo Road and neighbours' concerns, that as only part of the road was within a controlled parking zone, an additional dwelling would put pressure on the part of the road outside it.

The neighbour of the adjacent house addressed the committee and outlined her objections to the proposal, which had been summarised in the report and included concerns about a perceived decrease in valuation as her home would no longer be an end terrace; loss of light and concerns about overlooking. She also sought reassurance that if the scheme was approved her rights of access over the flying freehold would be maintained; and that the building works would not damage her property and cause too much stress and inconvenience.

The applicant then explained that the flying freehold would be "reinstated" and gave reassurances that the neighbour would be able to access her rear garden through the garden of no 109 Waterloo Road; that in relation to property values the scheme would be aesthetically improve the street scene by removing the pre-fabricated garage; completing the terrace and would provide landscaping. The new building would also improve the insulation and thermal properties of the two terrace houses either side of the new building.

During discussion the planning development manager answered questions. In relation to the planning history and the refusal to erect a dwelling on the site in 1972 as the site was too small would be difficult to uphold now. Members were also advised that the new building would need to comply with current building regulations and that if the external appearance of the building was altered it would require a further planning application. The applicants would need to enter into a party wall agreement.

RESOLVED unanimously to approve application no 13/00699/F land between 109 and 113 Waterloo Road, Waterloo Road, Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit.
2. In accordance with plans.
3. Details of external materials, boundary treatments and hard landscaping (which should be permeable) to be submitted.
4. Cycle and refuse storage to be provided.
5. Water conservation.
6. South facing first floor window to be obscure glazed and fixed shut.
7. Removal of existing garage building from plot.

Informative note:

Construction working hours.

CHAIR