



PLANNING APPLICATIONS COMMITTEE

10.10 a.m. to 11.45 a.m.

23 October 2008

Present: Councillors Bradford (Chair), Llewellyn (Vice-Chair), Banham, Bearman, Collishaw, Driver, George, Lay, Little (S), Lubbock and Stephenson

1. DECLARATIONS OF INTEREST

Councillor Driver declared a personal and prejudicial interest in Item 7 – Application No 08/00842/U Chiltern House, 2 Trafford Road, as he was known to the objectors.

2. MINUTES

Items 5 and 13 - Application No 08/00870/A – 88 Colman Road

The Planning Development Manager advised members that the application in relation to signage for 88 Colman Road had been approved, subject to the usual conditions, and in practical terms there was no reason to refuse it.

RESOLVED to approve the accuracy of the minutes of the meeting held on 2 October 2008 subject to the following amendments in relation to Item 5, Application Nos 08/00972/F and 08/00870/A – 88 Colman Road by:-

(a) inserting the following:-

‘**RESOLVED** to approve Application No 08/00870/A – 88 Colman Road and grant advertisement consent subject to the usual conditions.’

(b) deleting item 13 - Application No 08/00870/A – 88 Colman Road.

3. APPLICATION NO 08/00552/F – 43 – 47 BARKER STREET

The Senior Planner (Development) presented the report with the aid of slides and plans and answered members’ questions. The site had been vacant for a number of years.

RESOLVED, with 10 members voting in favour (Councillors Bradford, Bearman, Banham, Lay, George, Llewellyn, Lubbock, Collishaw, Driver and Little) and 1 member abstaining (Councillor Stephenson) to approve Application No 08/00552/F –

43 -47 Barker Street and grant planning permission subject to the following conditions:-

1. Development must be begun within 3 years.
2. Further details of: boundary walls and fences; lighting; facing materials; rear access.
3. Details of protection of existing landscape areas during construction.
4. Details of car parking, cycle parking and service areas.
5. Details of reinstatement of footpath.
6. Details of plant and machinery
7. Details of fume extraction and flue
8. Limit to extent of sales use
9. Flood protection details and requirements including finished floor levels, flood evacuation plan and flood proofing measures
10. Foul water drainage details and pollution control measures

(Reasons for approval:- The decision to grant planning permission has been taken having regard to PPS25, PPS4 (Consultation Draft), East of England Plan policies E1, E2 and E3 and saved policies EMP2, EMP5, EP7, EP22, TRA6, 7 and 8, HBE3 and HBE12 of the City of Norwich Replacement Local Plan (November 2004) and to all material planning considerations. The proposed change of use to a workshop and motor dealership brings back into use a vacant building and, notwithstanding the extent of the site proposed for sales, the mix of uses would be appropriate in this location. There is adequate space for parking and servicing for the proposed use in accordance with Policy. Subject to the requirements of the conditions the proposal should safeguard highway safety, flood risk and amenity in the area.)

4. APPLICATION NOS 08/00672/C AND 08/00673/O – 212 – 216 THORPE ROAD

The Senior Planner (Development) presented the report and answered members' questions. The Section 106 contributions would be £17,664 for children's play space and £5,925 for highways. Energy efficiency measures met the 10% target. The proposals included an innovative heating system through the use of communal bore holes.

RESOLVED to approve Application Nos 08/00672/C and 08/00673/O – 212 – 216 Thorpe Road and:-

- (1) grant planning permission for Application No 08/00673/O subject to:-
 - (a) the completion of a s106 agreement for transport and child play space contributions;
 - (b) conditions relating to the following:
 1. Standard outline time limit.
 2. Submission of Reserved Matters – landscaping.
 3. Retention and maintenance of landscaping as approved.
 4. Tree protection including compliance with the submitted AIA.
 5. Submission of materials, window joinery, railing, servicing and drainage runs and lighting details.
 6. Archaeological evaluation.

7. Parking and cycle parking and recycling/ refuse storage details to be provided and implemented as approved.
8. Energy efficiency requirements – 10% to be achieved from renewable sources in accordance with the details provided as part of the application.

(Reasons for approval: The information submitted demonstrated that trading as a hotel from these premises would be unviable. The Inspector for the previous appeal did not consider the existing buildings, given their extensive alteration, to be worthy of retention on the site and their conversion prohibitive in financial terms. The design and layout of the proposal, following the revisions made to earlier proposals, are now considered acceptable and would not be detrimental to the character and appearance of this part of the Thorpe Ridge Conservation Area. The development is also considered to meet the energy efficiency requirements of East of England Plan policy ENG1.

For the above reasons, the development is considered acceptable and to meet the requirements of PPS3, PPG15, PPG16, East of England Plan policies NR1, ENV6, ENV7 and ENG1 and Norwich City Council Replacement Local Plan 2004 saved policies EP22, HBE4, HBE8, HBE12, HBE19, HOU6, HOU13, HOU18, SR7, TRA5, TRA6, TRA7, TRA8, TRA11, and TVA7 and all material considerations.)

- (2) grant conservation area consent for Application No 08/00672/C subject to the following conditions:
1. Standard three year time limit.
 2. No demolition of the buildings on the site without a contract being in place for the redevelopment of the site in accordance with an approved scheme.
 3. Tree protection including compliance with the submitted AIA.

(Reasons for approval: The information submitted with a previous application demonstrated that trading as a hotel from these premises would be unviable. The Inspector for the previous appeal did not consider the existing buildings, given their extensive alteration, to be worthy of retention on the site and their conversion prohibitive in financial terms. The design and layout of the proposal, following the revisions made to earlier proposals, are now considered acceptable and would not be detrimental to the character and appearance of this part of Thorpe Ridge Conservation Area. Subject to the imposition of a condition to ensure that demolition of the existing building does not take place until a contract is in place for an approved scheme for the development of the site, the demolition of the existing building is considered acceptable.

For the above reasons, the proposal is considered to meet the requirements of PPG15, East of England Plan policies ENV6 and ENV7 and Norwich City Council Replacement Local Plan 2004 saved policies HBE4, HBE8, HBE12, and TVA7 and all material considerations.)

5. APPLICATION NO 08/00593/F – 174 – 178 AND PART SITE OF 180 PLUMSTEAD ROAD

The Planning Team Leader (Development – Outer Area) presented the report with the aid of plans and slides. No further letters of representation had been received. The current application had a new approach to the design of the store and the roof level would be reduced. The use of materials would be conditioned. The application was recommended for approval with an additional condition relating to compliance with policy ENG1 of the East of England Plan. The applicants were proposing to install a recycling system so that heat from refrigerators could be stored and recaptured for heating.

Discussion ensued in which members considered that there could be potential conflicts over the use of the car park if the public house was under different ownership in the future. Members were advised that the arrangements for the car park would be in accordance with those of the previous scheme allowed at appeal and would benefit other users of the Plumstead Road district shopping centre. Members welcomed the applicants undertaking to provide contributions to Lakenham Bowling Green, improvements for recreational facilities at Pilling Park and enhancements to Plumstead Road.

RESOLVED, with 7 members voting in favour (Councillors Bradford, Bearman, Lay, George, Lubbock, Collishaw and Little), 1 member voting against (Councillor Driver) and 3 members abstaining (Councillors Banham, Stephenson and Llewellyn) to approve Application No 08/00593/F – 174 – 178 and part Site of 180 Plumstead Road and approve planning permission subject to:-

- (1) the applicant submitting a suitable travel plan and transport assessment;
- (2) no overriding objection from outstanding consultees;
- (3) the completion of a planning obligation relating to:
 1. Contribution towards upgrading the Bowling Green at Lakenham;
 2. Contribution towards enhanced recreational facilities in Pilling Park;
 3. Contribution towards enhancements to shopping centre;
 4. Costs of TRO promoting left only turns into the site.
- (4) the following conditions:-
 1. Development to commence within three years.
 2. Details of materials.
 3. Details of boundary walls and fences.
 4. Details of car parking, servicing and cycle parking.
 5. Details of pedestrian access through the site.
 6. Details of landscaping.
 7. Maintenance of landscaping.
 8. Details of fume extraction system.
 9. No open storage on site and height restriction for storage.
 10. No use of reverse alarms on vehicles on the site.
 11. No operation of refrigeration units in vehicles on site.
 12. Restriction on loading and unloading areas.

13. Dock leveller shroud and associated rubber buffer use and maintenance.
14. No cages are to be used for the transfer of goods.
15. Restriction on delivery hours.
16. Restriction on permitted noise levels of plant and machinery on site.
17. Use of store restricted to convenience goods, with no more than 15% of net floor area allocated to ancillary sales.
18. Details of the design of the off site highways improvements.
19. Provision of site highways improvements before the store opens.
20. Details of car park management.
21. Details of promotion of left turn only out of the site.
22. Submission and implementation of a Travel Plan.
23. Details of refuse storage for the Heartsease Public House.
24. Minimum of 10% of energy consumption on site to be provided via renewable sources in accordance with details submitted.

(Reasons for approval:- The decision to grant planning permission has been taken having regard to policies SHO2, SHO3, SHO12, SHO14, HOU16, SR3, TRA3, TRA6, TRA7, TRA8, TRA10, TRA11, HBE12 and EP22 of the City of Norwich Replacement Local Plan (Adopted November 2004) and all material considerations.

It is considered that subject to conditions the proposed food store would consolidate the existing shopping centre and would enhance its overall attraction, without having a detrimental impact on the vitality or viability of other district or local centres or the amenity of adjacent residential properties. It is considered that the site is highly accessible to non-car modes of transport and its impact on the road network would be acceptable.)

6. APPLICATION NO 08/00952/U – 164 – 166 OAK STREET

The Senior Planner Development presented the report with the aid of slides and plans, and answered members' questions.

RESOLVED to approve Application No 08/00952/U – 164 – 166 Oak Street and grant planning permission subject to the following conditions:-

1. Commencement within three years;
2. The Class B8 use (as defined by the Town and Country Planning (Use Classes) Order 1987 as amended) hereby approved shall be for the storage, distribution and sale of goods to trade customers only and there shall be no sale of goods to visiting members of the public.
3. Details of any ventilation or extraction equipment to be installed.

(Reasons for approval: The decision to grant planning permission has been taken having regard to saved policies EMP1, EMP2, EP22, HBE8, TRA5, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan, PPS1, PPG4, PPS6 and PPG15 and other material considerations. The proposed use of the building would retain an existing employment site within the Northern City Centre and provide a specialist wholesale food operation to meet a specific need for local business and residential communities.)

7. APPLICATION NO 08/00824/U – CHILTERN HOUSE, 2 TRAFFORD ROAD

(Councillor Driver having declared an interest left the room for this item.)

The Team Leader (Development Outer) presented the report with the aid of slides and plans and explained that the current application was for a single residential dwelling. Following the publication of the report one objector had written in to formally withdraw their objection. Concerns about the number of residents and the nature of the use property could be kept under review. The Planning Enforcement Officer could ensure that the tenancy was a shared one and ensure that the premises was not being used as a house in multiple occupation.

A local resident and a publican then addressed the Committee outlining their objections to the proposal, which included concerns about the use of a family house let by an agent to 'transient' occupants, possibly living as separate households, and concerns about waste bins and pressure on parking in a permit zone.

Discussion ensued in which members considered the house had been formerly a guest house and would now be a residential property. Members discussed bin provision and the parking. The provision of a dropped kerb to allow parking on the premises was a Highways matter and not part of the planning application. Members were advised that the proposals included a communal kitchen and reception rooms and although most of the bedrooms had en suites there was a communal bathroom.

Councillor Lubbock said that houses in multiple occupation required separate electric and gas meters for each unit, and therefore the shared use of the house would be easy to check. There was a need for good quality accommodation for young people and students.

RESOLVED to approve Application No 08/00824/U – Chiltern House, 2 Trafford Road and approve planning permission subject to the following conditions

1. The development must be begun within three years of the date of this permission.

(Reason for approval: The decision is made with regard to policy ENV7 of the East of England Plan and TVA7 and HOU15 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The change of use from a guest house to a residential dwelling will not have an adverse impact on the character of the area, nor will it be detrimental to the residential amenities of the area as a whole. The site is accessible to local shops, community facilities and public transport, and provides an acceptable amount of amenity space for the use concerned.)

(Councillor Driver was readmitted to the meeting at this point.)

8. APPLICATION NO 08/00965/F – 9 WELSFORD ROAD

The Team Leader (Development Outer) presented the report with the aid of plans and slides and answered questions.

A proxy representing the immediate neighbour to the applicant addressed the Committee and outlined her objections to the proposed extension and concerns about loss of privacy from the windows on the ground floor.

Members discussed the windows, which the applicant had agreed would be obscure glazed and the effect this would have on the neighbouring property. Councillor

Lubbock pointed out that the windows could not overlook the neighbouring property as there was a 1.8 metre fence between the properties; the applicant had chosen to use obscure glass and it would be impractical to look into the neighbour's first floor windows from the ground floor.

RESOLVED with 9 members voting in favour (Councillors Bradford, Bearman, Banham, Lay, George, Llewellyn, Lubbock, Collishaw and Little) and 2 members voting against (Councillors Stephenson and Driver) to approve Application No 08/00965/F – 9 Welsford Road subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.

(Reasons for approval: The decision is made with regard to policies ENV7 of the East of England Plan, and HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The development will not have an adverse impact on the character of the area, nor will it be detrimental to the visual or residential amenities of the neighbouring properties.)

CHAIR