



MINUTES

PLANNING APPLICATIONS COMMITTEE

Time: 10.15 a.m. – 11.40 a.m.

3 December 2009

Present: Councillors Bradford, Banham, Driver, George, Jago, Lay, Little, Lubbock (from Item 3) Stephenson and Wiltshire

Apologies: Councillor Llewellyn

1. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 12 November 2009.

2. APPLICATION NO. 09/00929/U – FORMER EASTERN ELECTRICITY BOARD SITE, DUKE STREET

The Senior Planning Officer presented the report with the aid of displayed plans and photographs. He pointed out that the references to the proposed expiry date of any temporary permission should read 28 February 2010 and not 28 February 2009.

He referred to an email from Councillor Holmes querying the justification for the proposed planning permission and responded to the issues raised. His understanding was that two floors of the Anglia Square car park were going to be closed and that there were no plans for repairs. It was however appropriate to make a decision on the current situation. The primary reason for the recommendation for approval was not based on the need for additional parking over the Christmas period. Both the Anglia Square car park and the site at Duke Street fell within the definition of the city centre in the local plan. He said that the site had started to be used for public parking in the last week which meant that the application was now retrospective and, if approved, the conditions would need to be amended accordingly.

An objector explained her reasons for opposing this application. She said that the car park was already being used by vehicles displaying a RCP permit indicating they could park there until 31 January 2010. The hours of opening shown on the pay and display machines were longer than those proposed in the report. She was also concerned that the use of this car park would result in additional traffic congestion in the Westwick Street area.

The Senior Planning Officer explained that officers had not felt it to be appropriate to take enforcement action against the unauthorised parking on the site until the current application had been determined. The council would be able to serve a breach of condition notice if any restrictions in terms of opening hours were not observed. The current application was for public parking only which meant that it would be possible to take action if the site was used for contract parking. He also referred to potential for egress from the site onto Duke Street.

The meeting discussed the merits of this application in light of previous decisions relating to both this and similar sites. A number of members expressed concerns about this application in terms of traffic congestion, the environmental impact of the congestion and the conflict with the Norwich area transportation strategy which sought to achieve a modal shift away from cars. It was not appropriate to allow this application simply because the overall number of parking spaces had fallen below 10,000. Other members however considered that a temporary permission was acceptable subject to amended conditions further limiting both the length of any planning permission and the hours of opening, preventing use of the car park for contract parking and a requirement that the exit on Duke Street was to be open whenever the car park was in use.

RESOLVED, six members voting in favour of refusal (Councillor Lay, George, Wiltshire, Stephenson, S Little and Jago) and 3 against (Councillors Bradford, Driver and Banham) to: -

- (1) refuse application No. 09/00929/U for reasons relating to traffic congestion, the environmental impact of the congestion and conflict with the Norwich Area Transportation Strategy;
- (2) delegate powers to the head of planning and regeneration to determine the precise wording of the reasons for refusal;
- (3) ask the officers to pursue the enforcement notice already in existence for this site.

3. APPLICATION NO. 09/00726/F – CANNON WHARF, KING STREET

The Senior Planning Officer presented the report with the aid of displayed plans and photographs and explained why he was recommending that this application should be approved. He said that whilst King Street was designated as a key area for mixed use redevelopment the recent opening of the Lady Julian Bridge meant that mixed use might now be more viable towards that end of the street. A member expressed concerns about the need for diversity along the waterfront.

RESOLVED, 7 members voting in favour (Councillors Bradford, Driver, Banham, Lay, George, Wiltshire and Stephenson) and one against (Councillor S Little) with two abstentions (Councillors Jago and Lubbock), to approve application no. 09/00726/F subject to the following conditions:-

- (1) standard time limit condition;
- (2) development to be carried out in accordance with plans.

(Reasons for approval - The decision has been made with regard to the provisions for the development plan, so far as material to the application including policies H1, ENV7 and WM6 of the adopted East of England Plan (May 2008), saved policies HBE8, HBE12, EP12, EP22, HOU1, HOU2, HOU9, HOU15, TRA7, TRA8, TRA9 and CC11 of the City of Norwich Replacement Local Plan (November 2004), PPS1, Supplement to PPS1, PPS3, PPS6, PPG15 and PPS25.

Whilst the aim of meeting the wider objectives of sustainable development should lead to a mixed use on this site, in light of the evidence submitted with the application it is considered that it would not be reasonable to insist on the retention of a restaurant in this location. The minor alterations to the external appearance of the building are considered to be appropriate and therefore consistent with saved local plan policies. The proposals also meet the requirements for mitigating against flood risk as required by PPS25.)

4. APPLICATIONS NOS 09/00901/L AND 09/00902/F – 14 LIME TREE ROAD

The Planning Officer presented the report with the aid of displayed plans and photographs. He commented on the objections received from neighbours and, at the request of the neighbour at number 16, read out an extract from that neighbour's letter of objection which made particular reference to the position and size of the new garage and garden store and the removal of a sycamore tree. The Tree Protection Officer said however that, subject to the receipt of further details, he was satisfied that the tree protection issues had been satisfactorily addressed. The sycamore tree would be replaced and there would be an overall improvement in landscape terms.

RESOLVED to:-

(1) approve application no. 09/00901/L subject to the following conditions:-

1. standard time limit
2. any damage to Listed Building to be reinstated in materials to match existing.
3. all new floorboards to make up any shortfall in the existing for the lounge and dining rooms shall match the existing in wood in species, width, depth, surface, colour and finish.
4. any new skirtings shall match that of existing skirting in that room in size and moulding details.
5. details and specifications of internal timber joinery and windows and doors to be submitted prior to commencement.
6. method statement for cleaning of existing brickwork to be submitted and agreed.

(2) approve application no. 09/00902/F subject to the following conditions:-

1. standard time limit.
2. details of landscaping, planting and site treatment to be submitted and agreed prior to commencement.
3. details of technical specification for protection of street trees arising from the construction of the new wall and gates.

4. any new brickwork should utilise white 'gault' bricks of the same size colour and texture as the existing building. Sample to be submitted for approval.
5. new brickwork must be bedded in lime mortar and bonded to match the original brickwork. Sample panel to be agreed on site prior to commencement.
6. the roofing to the extension should be natural welsh blue slate, or lead for any flat roof. Samples to be agreed prior to commencement.
7. all rainwater goods and foul drainage should be cast iron or cast aluminium to match existing.
8. all new external timber joinery used within the extension must replicate, so far as is practicable, the joinery details used in the existing house. Joinery details (inc.sections) to be submitted for approval prior to commencement.
9. details of the materials of the window lintels and cills of the extension to be submitted for approval prior to commencement.
10. proposed new front gates to be in wrought iron and constructed to the same design and specification as the existing.
11. proposed new entrance gate pier caps to be in stone to match the existing in colour and texture.
12. all proposed rooflights must be recessed conservation rooflights with dark coloured frames, details to be submitted for approval prior to commencement.
13. development in accordance with submitted plans.

(Reasons for approval – The decision has been taken having regard to the provisions of Planning Policy Statement 1 (PPS1), including the Climate Change Supplement; Planning Policy Guidance Note 15 (PPG15); policies ENV3, ENV6 and ENV7 of the East of England Plan (adopted May 2008), the following saved policies of the City of Norwich Replacement Local Plan (adopted November 2004): NE3, NE8, NE9, HBE8, HBE9, HBE12, EP18, EP22 and TRA5 and the Trees and Development SPD (adopted October 2007).

Subject to the conditions listed, the development is considered to be acceptable. It will preserve and enhance the setting and historic fabric of the Grade II Listed Building and make a positive contribution to the character and appearance of the Newmarket Road Conservation Area. Additionally it will provide for improved vehicular access arrangements into and circulation within the site and make appropriate protection and safeguarding of trees on the site in the interests of maintaining landscape character and biodiversity. It will not result in an adverse impact on the amenity or outlook of adjoining residential occupiers by reason of overlooking or overshadowing.)

CHAIR