



PLANNING APPLICATIONS COMMITTEE

10am to 1.35pm

17 May 2012

Present: Councillors Bradford (chair), Gee (vice-chair), Gayton, Haynes, Kendrick, Little, Lubbock and Sands (S) (to end of item 3)

Apologies: Councillor Ackroyd

1. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 19 April 2012.

2. APPLICATION NO 12/00594/FT PROPOSED TELECOMMUNICATIONS MAST ADJACENT TO 1C GUARDIAN ROAD INDUSTRIAL ESTATE GUARDIAN ROAD, NORWICH

The planner (development) presented the report with the aid of plans and slides. She advised members that further representations had been received in respect of this application and referred members to the supplementary report of updates which was circulated at the meeting.

Councillor Blunt, on behalf of Wensum Ward residents, and 3 local residents then addressed the committee and outlined their objections to the proposed application which included: concerns about the proximity to the school, sports facilities and residential properties; height of the mast and that it would be intrusive visually; that the application was unjustified and that the mast could be placed elsewhere, possibly sharing facilities with other telecommunications providers in the vicinity.

The agent addressed the committee and said that the site of the proposed mast was located as far as possible from any residential properties and would not be visible through the tree canopy from Ivy Road. The issue was that telecommunications companies needed capacity to provide mobile phone coverage to mobile phones and other media devices. Careful consideration had been made to the design and location of the proposed telecommunications mast.

The planning development manager and the planner referred to the report and answered members' questions and responded to the issues raised by the speakers. Discussion ensued. Members were advised that the application could not be refused on health grounds or the perception that the mast was hazardous to health.

RESOLVED, with 5 members voting in favour (Councillors Bradford, Kendrick, Gayton, Little and Lubbock) and 3 members voting against (Councillors Sands, Gee and Haynes), to approve application no 12/00594/FT 'Installation of a radio base station consisting of a 17.5m slim-line column supporting 6 No. 3G antennas, 1 No. equipment cabinet and ancillary development' and grant planning permission subject to the following conditions:

1. Commencement of development with three years of the date of this permission.
2. The development shall be carried out in accordance with the approved plans and details.

(Reasons for approval: The decision is made with regard to Statements 5 and 7 of the National Planning Policy Framework (March 2012), Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk, adopted March 2011 and Saved Local Plan Policies HBE12 and HBE20 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and to all material considerations. The design, scale and siting of the telecommunications radio base station is acceptable and due to its location and setting, being close to a number of commercial buildings and adjacent to a group of mature trees, the telecommunications mast would not have a significantly detrimental visual impact on the wider area.)

3. APPLICATION NO 12/00653/F LAND WEST OF MARRIOTT WAY CAR PARK, HELLESDON ROAD, NORWICH

The senior planner (development) presented the report with the aid of plans and slides. The Environment Agency had responded to the consultation and had not raised any objections to the approval of the scheme subject to conditions. The Environment Agency's response indicated that condition 17 requiring a safe exit route would no longer be required because of the relocation on the building to the south of the site and adjacent to the main entrance of the site which was above the 1 in 100 year flood level. Therefore it was recommended that condition 17 could be removed. A flood evacuation plan would still be required and this was recommended as a condition of any consent.

Three members of the public spoke in support of the application and explained how the community facilities and allotments were intended for use by local people. Councillor Lucy Galvin referred to the concerns of the people objecting to the application but said that changes to the use of the site would require a further planning application and that the use of the site would reduce concerns about anti-social behaviour on it. She said that she welcomed the proposal which would benefit residents in Wensum ward.

The agent then addressed the committee and explained how the site would be managed.

During discussion members noted that allotments were over subscribed and that the availability of mini-plots would benefit lots of people. Members also welcomed the educational and community benefits.

RESOLVED to approve application no 12/00653/F, Land West of Marriott Way Car Park Hellesdon Road Norwich and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. In accordance with submitted plans;
3. 'Community building' only to be used for community and educational purposes associated with the use of the allotments and the growing and cook of food;
4. Details for the provision of bird boxes;
5. Allotment plots to be limited to the areas shown on the masterplan;
6. Details of the number and location of trees in the community orchard;
7. Details for the ongoing management of the marshy/wet grassland to the east to be implemented;
8. Compliance with the arboricultural method statement for tree protection;
9. Details of the colour finish of the storage containers, along with details of the materials and colour of the surrounding trellis or fencing and details of any plant screening;
10. Details including a sample of bricks, colour of render and timber cladding, material and colour finish of windows and doors;
11. Removal of permitted development rights for the erection of gates, fences, walls or other means of enclosure;
12. Cycle parking to be provided;
13. Revised vehicular access and gates to be laid out and provided prior to first use;
14. Travel information and commitments plan;
15. Submission of a refuse plan for the site;
16. Minimum finished floor levels;
17. A void to be constructed under the building;
18. Details of the hydrostatic and hydrodynamic pressures acting on the building piles;
19. Details of the flood warning and evacuation measures and flood warning notices.

(Reasons for approval: The decision has been made with particular regard to policies ENV1, ENV3 and ENV7 of the adopted East of England Plan May 2008, policies 1, 2, 3, 7, 19 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk March 2011, saved policies NE1, NE8, NE9, HBE12, EP18, EP22, AEC2, SR3, SR12, TRA5, TRA6, TRA7, TRA8, TRA12 and TRA15 of the adopted City of Norwich Replacement Local Plan November 2004, the National Planning Policy Framework and other material considerations.

The proposals are considered to be compatible with the river valley and urban greenspace designations of the site. The proposals will provide a new community facility which on the basis of consultations responses has local support. It is not considered in this case that there is a sequentially more preferable site for the community facilities. In terms of biodiversity, whilst there could be a neutral to minor negative impact to the west of the site, the proposals provide an opportunity for the management and enhancement of the areas to the east of the site which are of higher value. It is not considered that there would be any significant detrimental impact on neighbour amenity. In terms of design the location of the building to the south of the site is considered appropriate, storage and other buildings on the site and limited and other structures would require further planning consent, subject to

the recommended conditions the proposals are considered to be acceptable in design terms. It is suggested that the site would operate on a car-free basis, this is considered acceptable in principle subject to being implemented and enforced, conditions are recommended in order to achieve this and subject to these the proposals are considered to be acceptable.)

(Councillor Sands left the meeting at this point.)

4. 12/00276/F WESTLEGATE HOUSE 14 - 18 WESTLEGATE, 20 WESTLEGATE, CAR PARK REAR OF 14 - 18 WESTLEGATE AND LION AND CASTLE YARD, TIMBERHILL NORWICH, 12/00277/L 20 WESTLEGATE, NORWICH, NR1 3LR AND 12/00319/C FORMER CLUB BUILDING AND PART INTERNAL CAR PARK STRUCTURE REAR OF 14 - 18 WESTLEGATE, NORWICH

The senior planner (development) presented the report with the aid of plans and slides. Members were advised that the applicant had provided some indicative materials that were proposed to be used in the development. Members were also referred to the supplementary report of updates to reports which contained two further representations, including one from The Norwich Society.

The senior planner advised members that the full application was recommended for approval but subject to the conditions set out in the report being amended. With regard to affordable housing provision it was proposed that the second bullet point in relation to the S106 for the full application should be deleted and replaced with the following text:

“Payment of the sum of £225,000.00 for the provision of off-site affordable housing payable upon occupation of the 10th residential unit within the development scheme; and at the council's discretion the amount of up to £45,457.00 of the £250,000.00 may be expended upon public realm improvements within an 800m radius of the application site within a period of 5 years of the date of this permission, or five years from the date of payment of the £250,000.00 (whichever is the later) and thereafter if not spent, re-directed back to the provision of off-site affordable housing.”

The senior planner advised members that the full application was recommended for approval but subject to the conditions set out in the report being amended as follows; conditions 14 and 15 to be amalgamated; conditions 16, 17 and 18 to be amalgamated; additional informatives with regard to the content of the landscape management plan and the content of the landscape schedule of maintenance; condition 32 to be amalgamated with conditions 25, 26, 28 and 29; two additional conditions to restrict the hours of operation of the units at 14 to 18 Westlegate and 20 Westlegate after midnight; and removing condition 6. With regard to the reasons for refusal should the S106 not be signed before 30 June 2012, policy SHO9 should be deleted and only JCS policy 4 should apply. Referring to application no 12/00277/L, it was suggested that condition 5 should be replaced with an informative note; that the conditions 8, 9, 10, 11, 12 and 13 were amalgamated to form a single condition; and the addition of further informatives added with regard to this consent that other works that were required but not described on the plans were not covered by this consent and that a separate listed building consent might be required for other works. With regard to application no 12/00319/C, members were advised that

there should be an additional informative relating to site clearance and the protection of wildlife.

The owner of the freehold of the adjacent premises and the proprietor of the beauty salon then addressed the committee with their concerns relating to the disruption during construction and the safety of the adjacent premises; the design, and that there were no retail units proposed at the rear of the development.

The agent explained responded to the points made by the speakers and in relation to the design, said that the replacement cobblestones would be the same size as the originals and that the gates needed to fit in with the setting and that the developers would liaise with the planning officers over the most appropriate design. It was intended that Lion and Castle Yard would provide a busy footway between Timberhill and Westlegate. There was open space outside the Castle Mall. If successful the applicant would go out for tender for the construction works which would start later this year.

Discussion ensued in which the senior planner answered members' questions. Members discussed the suggestion of the Norwich Society that a photographic record was made of the shields and that this was covered by a condition. Members also discussed the merits of retaining the tower and whilst there was some dissent there was overall consensus that the scheme would improve the appearance of this key site in the city centre.

RESOLVED:

- (1) to approve application 12/00276/F Westlegate House, 14-18 Westlegate; 20 Westlegate; Car Park rear of 14-18 Westlegate and Lion and Castle Yard, Timberhill, Norwich, and grant planning permission, subject to the completion of a satisfactory S106 agreement by 30 June 2012 to include the provision of:
- Payment of the sum of £179,543.00 for the provision of off-site affordable housing payable upon occupation of the 10th residential unit within the development scheme;
 - Payment of the sum of £225,000.00 for the provision of off-site affordable housing payable upon occupation of the 10th residential unit within the development scheme; and at the council's discretion the amount of up to £45,457.00 of the £250,000.00 may be expended upon public realm improvements within an 800m radius of the application site within a period of 5 years of the date of this permission, or five years from the date of payment of the £250,000.00 (whichever is the later) and thereafter if not spent, re-directed back to the provision of off-site affordable housing.
 - An average provision to claw back 50% of any profit in excess of 21% of the gross development value up to a cap set via the total commuted sum of £691,783.18;

and subject to the following conditions:

1. Standard 3 year time limit;
2. In accordance with the drawings and details submitted;

3. Details of a phasing scheme for the development, and compliance with that phasing scheme as agreed;
4. No occupation of any dwellings within the tower until such time as the pedestrian route from Westlegate to Timberhill is provided and the works to the Listed Building at 20 Westlegate have been completed in full;
5. Details of a deconstruction and construction method statement to cover all demolition works and including details of site layout during construction to include details of access, areas of storage and waste management etc;
6. Details of a lighting strategy to include details of all lighting including specifications, details of position, illuminance levels etc;
7. Details of a programme of archaeological mitigatory work, to be implemented and specifying post excavation assessment, analysis, archiving and publication of results.
8. Water efficiency measures (residential)
9. Water efficiency measures (commercial)
10. Details for the provision of fire hydrants;
11. If 1 year or more elapses between permission being granted and the currently submitted survey work for presence/absence of protected species having been undertaken, a new full survey will be undertaken to establish the presence/absence of protected species.
12. A minimum of 3 artificial bat roosting facilities as suggested in report ref [ECO2810.BatReport.vf] shall be installed across the application site;
13. Details of the public realm improvements/hard landscaping, including cycle parking stands, street furniture including benches, bollards, litter bins, public art, paving materials, to include samples and details of colour and manufacturer, handrails to publically accessible routes, and details of how any existing materials are to be removed and re-used; and, details of any soft landscaping, including street trees;
14. Details of cycle parking for all residential elements; cycle parking and car parking facilities to be provided and available for use prior to first occupation of any dwelling within the development scheme; and, compliance with Refuse and Servicing Strategy as outlined in the Design and Access Statement [February 2012];
15. Details of materials to include:
 - (a) Mineral paint – sample to show colour(s) (including a RAL ref or other appropriate colour ref), texture and finish and specification to include details of maintenance requirements,
 - (b) All glazed balustrades, to include specification of materials and elevation drawings (scale 1:20) and section drawings of any fittings;
 - (c) All new shopfronts to include details of materials, elevation drawings (scale 1:20), sections (scale 1:10) to include details of transoms, mullions and glazing bars, and details of new stall risers at:
 - (i) 14-18 Westlegate;
 - (ii) 20 Westlegate (front, side and rear);
 - (iii) 27-29 Timberhill;
 - (d) Details of the curtain walling to include samples of all panels, details of the colour (including a RAL ref or other appropriate colour ref), a specification of the acoustic and U Value properties of the curtain walling system as a whole, details of the joints including materials and colouration.

- (e) Details of all new external windows and doors across the whole site for all commercial and domestic premises to include details of materials, colour (including a RAL ref or other appropriate colour ref), finish, elevation drawings (scale 1:20) and sections (scale 1:10) detailing all transoms, mullions and glazing bars and the position of any trickle vents or acoustic sealed vents;
 - (f) Details of the mesh panels, to include a sample, details of the colour (including a RAL ref or other appropriate colour ref),
 - (g) Details of the roller shutter to the car park entrance, to include a sample, details of the colour (including a RAL ref or other appropriate colour ref), details of acoustic mountings so as to prevent noise and vibration transmission to adjacent properties;
 - (h) Details of all bricks (where left un-painted), including manufacturer and colour/type reference), mortar mix, bond type, and a sample of each brick type;
 - (i) Details of all timber cladding, to include details of any treatments (varnish, stain etc), colour (including a RAL ref or other appropriate colour ref), a sample and details of orientation and visual appearance when constructed (e.g. spaced, overlapping, perforated etc);
 - (j) Details of any proposed security shutters to any commercial premises within the development scheme, including a sample, details of perforation, colour (including a RAL ref or other appropriate colour ref), finish and material proposed;
 - (k) Details of all copings to include a sample and details of colour (including a RAL ref or other appropriate colour ref), and finish;
 - (l) Details for the signage for 'Westlegate House' to include position, size, any illumination including details of levels and method of illumination, and details of fixings, details of materials,
 - (m) Details of zinc shingle cladding to 20 Westlegate to include sample, details of colour and finish, a section drawing showing the roof vent and gutter details (scale 1:10), details of seams and joins, including a mock up (to be provided with the sample) and details of the anti-graffiti coating;
 - (n) Details of the screening to the Air Source Heat Pumps on each balcony, to include a sample, details of the materials, colour (including a RAL ref or other appropriate colour ref);
16. A photographic and written record of the shields and decorative flint panels on the south western elevation to be submitted to and approved by local planning authority before any removal or demolition works, and to be submitted to the Heritage Environment Record.
17. Details of the physical connection to number 31 Timberhill to include a method statement, elevation drawings and section drawings (where appropriate);
18. Obscure glazing to be provided on every window serving a bathroom on the first 4 floors of any part of the development scheme;
19. Details of the building envelope construction to achieve adequate sound attenuation;
20. No occupation of any dwellings within Westlegate House until habitable rooms have sound-insulating ventilators installed;

21. Details of installation of plant and machinery at 14-18 Westlegate;
installation of fume and flue extraction equipment at 14-18 Westlegate;;
details of installation of plant and machinery at 20 Westlegate and details of
installation of fume and flue extraction equipment at 20 Westlegate; and
details of schedule of maintenance for all plant and machinery and fume
and flue extraction equipment across the whole site.
22. Restricted hours of trade deliveries to 14-18 Westlegate;
23. Restricted hours of trade deliveries to 20 Westlegate;
24. No occupation of any dwellings within 27-29 Timberhill or the 2 no
townhouses the rear of 27-29 Timberhill until habitable rooms have sound-
insulating ventilators installed;
25. Details of sound insulation measures to be applied to floors between the A3
on the ground and first floors of Westlegate House and the residential
dwellings above;
26. No amplified music in the A3 unit at 14-18 Westlegate until details of the
amplification system including maximum noise levels has been submitted
and agreed.
27. Restricting the hours of operation of the units at 14-18 Westlegate to not
open after midnight;
28. Restricting the hours of operation of the units at 20 Westlegate to not open
after midnight.

Informatives:

1. Considerate constructors scheme;
2. Asbestos disposal guidance;
3. Building regulations compliance required for Fire Regulations;
4. Developer to meet costs of fire hydrant installation;
5. A copy of all plans and documents should be submitted to the Heritage
Environment Record;
6. Prospective purchasers to be advised of no emergency parking provision
should the car parking stacking system fail.
7. Public Highways Works Guidance;
8. The developer will be expected to enter into an agreement with the
Highway Authority under Sections 38, 278 and 177 of the Highways Act to
achieve the necessary access and licences for any buildings that will
overhang the highway.
9. If the permitted development change to A1 is made in any of the A3 units
within the scheme, planning permission and potentially LBC where
applicable will be required for any change back to an A3 use;
10. If any tree roots are found, all works should cease and the Tree Officer at
Norwich City Council should be contacted immediately.
11. The comments as submitted by Norfolk Constabulary give advice on the
standards to which the development should be constructed. These
comments should be adhered to where possible in order to achieve the
highest possible standards of safety for future occupiers;
12. Any signage required for any of the commercial premises or the entrance
signage for the residential dwellings shown indicatively in these application
proposals will require Advertisement Consent and advice should be sought
from the local planning authority.
13. If during the works, in particular the removal of roofs, any protected species
are encountered, works will stop immediately and Natural England should

- be contacted to establish appropriate mitigation measures prior to works recommencing.
14. Content of the Landscape Management Plan to be submitted and approved.
 15. Content of the Landscape Schedule of maintenance to be submitted and approved.

(Reasons for approval: The decision has been made with particular regard to statements 1, 2, 4, 6, 7, 11, 12 and 13 of the National Planning Policy Framework, policies SS1, SS6, T14, ENV3, ENV6, ENV7, WAT1, NR1, ENG1 and WM6 of the East of England Plan (May 2008), policies 1, 2, 3, 4, 5, 6, 9, 11 and 20 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and saved policies NE8, NE9, HBE3, HBE6, HBE8, HBE9, HBE12, HBE13, EP6, EP10, EP18, EP20, EP22, TVA8, EMP3, SHO3, SHO6, SHO9, SHO11, HOU2, HOU5, HOU13, SR7, TRA5, TRA6, TRA7, TRA8, TRA11, TRA12 and TRA14 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

The proposals provide for a comprehensive mixed use redevelopment scheme of a long vacant brownfield site within the city centre, providing an appropriate mix of retail, residential and complementary uses appropriate to the centres position in the retail hierarchy. The scheme has a distinct contemporary character, which despite the prevalence of Listed Buildings in the immediate locality, is considered acceptable and not to result in any detrimental visual impact on the character of the street scene or wider Conservation Area. The additional height is one of the main considerations of the developments design but this not considered to result in any visual harm to the setting and appearance of the historic and strategic heritage assets such as the Castle, Cathedrals and various civic buildings already visible on the city's skyline. Rather the additional height is considered to give some interest to a cluster of buildings already visible on the skyline but not to the extent that this new form detracts from or competes with the more visually prominent and important buildings which make up the current cityscape. The layout of the site is considered to be acceptable and will reinstate the historic street pattern and introduce a new high quality pedestrian connection from Westlegate to Timberhill. Sufficient provision is made for parking, cycle parking, residential amenity and servicing to serve the needs of the development. Whilst some impact on the existing amenity of neighbouring premises will result from these proposals, these are not considered to be significant so as to warrant refusal of the scheme.

One of the main considerations of this application has been the viability of the scheme and the resulting provision of affordable housing. A viability assessment has been undertaken by the applicant which has been verified by the District Valuer. As a result a commuted sum to provide off-site affordable housing provision is offered, with an overage clause in a S106 agreement to claw back any additional profit over 21% of the gross development value up to a cap set via the total commuted sum. On balance, given the wording of policy 4 of the Joint Core Strategy and the interim statement on the off-site provision of affordable housing as agreed by the Council, the desirability to redevelopment this long standing vacant and semi-derelict site, the sites prominence in the streetscape and townscape of the Conservation Area, the need for market housing and the promotion of economic activity in the nation Planning Policy Framework and the acceptability of the proposals in all other

respects, it is considered that the proposals are acceptable in this case subject to the provisions secured via a S106 agreement and the conditions imposed.)

- (2) where a satisfactory S106 agreement is not completed on or before the 30 June 2012, that delegated authority be given to the Head of Planning Services to refuse planning permission for application number **12/00276/F** Westlegate House, 14-18 Westlegate; 20 Westlegate; Car Park rear of 14-18 Westlegate and Lion and Castle Yard, Timberhill, Norwich, for the following reason:

In the absence of a legal agreement relating to the provision of contributions for improvements in the public realm, provision of affordable housing via a commuted sum and agreement to an overage clause to claw back any profit over 21%, the proposals is considered to be contrary to policy 4 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011).

- (3) to approve application **12/00277/L** 20 Westlegate, Norwich, and grant Listed Building Consent, subject to the following conditions:
1. Standard 3 year time limit;
 2. In accordance with the drawings;
 3. A schedule of all works to the Listed Building at 20 Westlegate;
 4. A schedule of any works required to either 2-4 Lion and Castle Yard and/or 31 Timberhill, where physical connections are being made, or works are required as a result of damage during demolition or construction;
 5. A full basement investigation and survey in number 20 Westlegate. Details of any works to the basement to be submitted and approved in writing prior to the commencement of works. The survey and a full photographic record should be submitted to the Heritage Environment Record;
 6. All existing Heritage Interpretation Plaques to be removed and stored off site during demolition and construction works and to be replaced, to an agreed position, with the LPA once works are completed;
 7. Details to be provided of the: style, position, route of wiring, and fixings of the proposed street light on the east elevation to number 20 Westlegate; proposed thatch, including reed type and origin, design of thatch roof and ridge, and a method statement detailing removal of the existing thatch and re-thatching; zinc shingle cladding on the new extension to the rear of 20 Westlegate including a sample, and a seam/join detail (scale 1:20); the ridge vent and concealed guttering to the new extension to the rear of 20 Westlegate; all new joinery (windows/doors and shopfronts) in the existing Listed Building at 20 Westlegate and the proposed new rear extension; any external redecoration to the listed building to be agreed, to include details of colour, finish and materials, e.g. new render.
 8. Any damage incurred as a result of the implementation of this permission to be made good within 3 months of completion of the development scheme.

Informatives:

1. Any works required to either 2-4 Lion and Castle Yard or 31 Timberhill, or both, as a result of works being carried out to implement this approval or the implementation of permissions granted under application numbers

12/00276/F and/or 12/00319/C may require Listed Building Consent. Advice should be sought from Design & Conservation prior to any works being carried out.

2. Submission of all approved plans and the Heritage Statement submitted in support of the application to the Heritage Environment Record.
3. Other works required but not described on the plans for this consent might require a separate Listed Building Consent.

(Reasons for approval: Internally the building has undergone numerous changes to facilitate the various conversions that the building has already gone through and as such some of the historic fabric has already been lost. The proposals see minor internal works including the opening up of floor plans, exposure of original fireplaces and removal of modern ceilings. The opening up of the first floor to allow the original historic floor plan to be read will be hugely beneficial not only for the building in terms of being able to read the original floor plan of the building but also in terms of the usability of the space. The proposed new shopfront and side windows are considered to be acceptable and will improve the front façade of the building and bring surveillance to the new pedestrian route from Westlegate. These proposals are considered to be in accordance with the objectives of statement 12 of the National Planning Framework, policy ENV6 of the East of England Plan (May 2008), and saved policy HBE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

The most significant change to 20 Westlegate is the extension to the rear proposed following demolition of the existing modern flat roof extension. The existing extension is not considered to be of any historical or architectural merit and is considered to have a visually detrimental impact on the character of the listed building to which it is attached and the wider Conservation Area and the setting of adjacent listed building. Its loss is therefore considered to be acceptable. The form and scale of the proposed extension reflects that of the existing Listed Building and will be read as a subservient extension with an obviously contemporary treatment. A single material (zinc shingle cladding) is proposed for both the walls and pitched roof with wide picture windows to the street elevations and in the roof to allow for views into and out of the building to significant viewpoints. The design and form is considered to be acceptable and subject to compliance with the conditions imposed on this decision, the materials proposed are also considered acceptable. The proposals are therefore considered to be in accordance with the objectives of statement 12 of the National Planning Framework, policy ENV6 of the East of England Plan (May 2008), and saved policy HBE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).

Specific regard has been taken to ensure that when passing through the site the views of the church tower of All Saints Church are visible, thus aiding legibility, and that once inside the new extension to the rear of 20 Westlegate, roof lights are positioned so as to afford specific "picture windows" of the tower. The materials proposed have been chosen to afford quality to the scheme design without appearing to give them too high a status when considered in the context of adjacent Listed Buildings. The scheme also sits in close proximity to 2-4 Lion and Castle Yard and 31 Timberhill and the new development has either been stepped back away from the main elevation or designed so as to reflect the scale and height of these listed buildings in order that the new development will sit comfortably when these buildings

are viewed together. Whilst the scale of the new building is somewhat larger than the existing listed buildings surrounding the application site, this is a tight urban environment and some level of compromise to achieve a high quality development on this long vacant plot has to be made. The proposals are not considered to adversely affect the setting of the adjacent listed buildings but are considered to be in accordance with the objectives of statement 12 of the National Planning Framework, policy ENV6 of the East of England Plan (May 2008), and saved policy HBE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004.)

- (4) to approve application 12/00319/C Former club building and part internal car park structure, rear of 14-18 Westlegate, Norwich, and grant Conservation Area Consent, subject to the following conditions:
1. Standard 3 year time limit;
 2. In accordance with the drawings submitted;
 3. Contract for bona-fide redevelopment to be submitted before any demolition works occur;
 4. Methodology for demolition, to include details of how waste will be removed from site, storage of waste materials on site if required, control of dust emissions and noise reduction measures and any required additions to the building such as scaffolding;

Informative:

1. Measures need to be taken to protect wildlife during the clearance of the site for construction.

(Reasons for approval: The existing building to the rear of 14-18 Westlegate is not considered to be of any historical or architectural quality, nor is it considered to have a positive impact on the Conservation area or the surrounding buildings. In addition, its loss is considered to facilitate the regeneration of the wider area and bring forward a comprehensive redevelopment scheme for this long vacant part of the city centre. Policy HBE8 states that a scheme for comprehensive re-development should be made in addition to plans for demolition and in this case the proposed new buildings to replace those existing are considered acceptable. The new Courtyard House building to the rear of Westlegate House is considered to be acceptable and to sit visually comfortably with the proposals for the rest of the tower premises and adjacent Listed Buildings. The proposals are therefore considered to be in accordance with the objectives of saved policy HBE8 of the City of Norwich Replacement Local Plan (Adopted Version November 2004).)

5. APPLICATION NO 12/00106/F 19 LEOPOLD ROAD NORWICH NR4 7AD

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

RESOLVED to approve Application No 12/00106/F 19 Leopold Road Norwich NR4 7AD and grant planning permission, subject to the following conditions:-

1. Commencement of development within three years;
2. Development to be in accord with drawings and details;

3. Details of facing and roofing materials; boundary treatment, walls and fences; external lighting; joinery and glazing to rear of unit 1;
4. Details of cycle storage, bin stores;
5. Details of off site highways works;
6. Details of Landscaping, planting and site treatment works;
7. Landscape maintenance;
8. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
9. Details of contamination verification report; and
10. Monitoring and maintenance of contamination and implementation of any contingency action required.

Informatives:

1. Considerate construction and timing to prevent nuisance;
2. Protection suggested in relation to gas ingress;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities.

(Reasons for approval: It is considered that the commercial site is not currently providing an effective use of land and having weighed up the relevant planning policy surrounding the loss of the commercial site and redevelopment for housing, on balance it is considered that the proposals are acceptable in principle. The proposed scheme, subject to conditions, provides an appropriate arrangement of 4 houses with associated parking and servicing. The buildings respond to the constraints and topography of the site and are positioned to limit potential amenity impacts to adjacent properties and should lead to an attractive development in accordance with local and national policy. The development of 4 dwellings would also contribute to the provision of housing in Norwich. The proposed development achieves a good standard of design and would be well integrated with the surrounding area and provide an interesting development within this part of the City. The decision has been made with particular regard to the National Planning Policy Framework; policies ENV7, T14 and WM6 of the East of England Plan 2008; policies 1, 2, 3, 5, 6, 9, and 12 of the Joint Core Strategy (March 2011); and saved policies EP1, EP18, EP20, EP22, EMP3, HBE3, HBE12, HOU13, NE9, TRA5, TRA6, TRA7, TRA8 and TRA10 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

6. APPLICATION NO 11/02116/F DAIRY CREST LIMITED, HOLMES CLOSE, NORWICH, NR7 9XW

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

RESOLVED to approve application no 11/02116/F Dairy Crest Limited, Holmes Close Norwich NR7 9XW 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. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of car parking, cycle storage, bin stores, access road surface,
5. Details of off site highways works and pedestrian links;
6. Details of landscaping, planting, tree pits; biodiversity enhancements and site treatment works; and landscape maintenance;
7. Details of protection of existing planting;
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 noise protection measures to be installed;
13. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
14. Control on any imported materials; and
15. Archaeology - site monitoring/supervision/recording of information.

Informatives:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The development of the site for residential dwellings would contribute to the overall delivery of housing in Norwich and as considered against the Joint Core Strategy Policy 4, would provide for a 100% provision towards affordable housing which would contribute specifically to the promotion of affordable housing in Norwich. The scheme provides adequate and safe access into the site for future residents. The proposed development, subject to submission of conditions, would be well integrated with the surrounding development in form and layout and would make good use of this urban site. Individual layout of blocks can be achieved with regard to amenity and safety issues in the area for existing and future residents. The site area allows for sufficient space for protection of existing trees around the site and possibilities for further landscape and biodiversity enhancement to improve the amenity of the area. The scheme also provides for appropriate provision to provide play equipment/space provision; transportation contribution; street tree provision and on-site affordable housing to meet local requirements and to make suitable improvements in the area

The decision has been made with particular regard to the National Planning Policy Framework; policies ENV7, ENG1, H2, T14 and WM6 of the East of England Plan 2008; policies 1, 2, 3, 4, 5, 6, 9, 12 and 20 of the Joint Core Strategy (March 2011);

and saved policies EP1, EP18, EP20, EP22, EMP3, HBE3, HBE12, HOU6, HOU13, HOU18, NE4, NE8, NE9, SR7, TRA5, TRA6, TRA7, TRA8, TRA10 and TRA11 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.

7. APPLICATION NO 10/01107/RM – LAND KNOWN AS RIVERSIDE HEIGHTS, GEOFFREY WATLING WAY (NORWICH CITY FOOTBALL CLUB), CARROW ROAD, NORWICH, NR1 1JE

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

RESOLVED,

- (1) To approve application 10/01107/RM at Norwich City Football Club, Carrow Road, Norwich, NR1 1JE, and **GRANT PLANNING PERMISSION** subject to the satisfactory completion of a Section 106 Agreement, to include affordable housing provision (to be delivered within the terms of the 'preferred option' described within the report), sustainable transport measures and library contributions as appropriate, and subject to the following conditions (which shall be revised and amended as necessary under delegated authority to the Head of Planning):
1. Standard time limit;
 2. Development to be in accordance with the approved plans;
 3. Phasing plan to be agreed, to include construction of Block 1 / the 54-unit Affordable Housing block at the earliest opportunity, with its subsequent completion being closely linked to provision of selected private / open-market dwelling blocks.
 4. (a) Site contamination remediation measures should be implemented as recommended in the report, (b) any unidentified contamination shall be treated accordingly, (c) a validation report should be submitted and verified on completion of the development.
 5. Air quality remediation strategy techniques to be provided and approved.
 6. Car park areas below residential blocks will be fitted with ventilation details submitted.
 7. Landscape strategy to be finalised and approved, and to include details of: all surface treatments and hard and soft landscape materials; inlet design, access, swale, and pontoon facilities; moorings; roof-top garden/amenity areas; screening to the car parks; sculptural lawns along the riverbank; floating habitat or planting boxes; Riverside Walk; maintenance schedules; materials palette; planting specifications; facade treatments; apartment amenity space planting and boundary treatments; and gabion designs.
 8. Car Club parking site location to be provided and made available prior to occupation.
 9. Details of secure covered cycle stores for residents and visitors to be agreed.
 10. Design details of acoustic glazing to units facing factories and railway to be agreed.

11. Design details of acoustic balustrades to units facing factories and railway to be agreed, to meet 'red rating' and reduce noise to acceptable levels sitting on balconies.
12. Details of ventilation to be agreed, sufficient to allow windows and doors to be closed to reduce exposure to noise whilst still allowing adequate ventilation to the interior.
13. Details and samples of coloured glazing, colour and appearance to be agreed.
14. Details of brown roofs and biodiversity enhancements to be agreed.
15. Water efficiency strategy to be provided and the units to be constructed to Level 4.
16. Incorporate the energy efficiency measures set out in the energy efficiency study.
17. Details of photovoltaic installation at Block 1 shall be agreed, to provide 10% energy.
18. Treatment of areas between blocks 5 and 6, and to east and west perimeters of site.
19. Landscaping and surface water flooding dispersal, attenuation and infiltration strategy to be agreed and development implemented according to the details.
20. Details of groundwater protection scheme to be agreed for surface treatments, to include oil interceptors for example.
21. Details of any external lighting to be agreed prior to installation.
22. The development shall have a finished floor level of at least 5.80m AOD.
23. Details of flood proofing measures and their provision and implementation, shall be agreed, and such measures shall be provided prior to occupation.
24. A basement car park flood risk management scheme shall be agreed for situations where 1 in 1000 year flood events may occur.
25. Details of a safe exit route shall be agreed, which shall ensure it avoids adversely affecting the flood regime, and which shall land outside the 1 in 100 year floodplain. The route must be provided prior to first occupation.
26. A scheme to provide a raised flood defence measures shall be submitted and agreed, and the defences provided prior to first occupation.
27. A scheme for surface water drainage and its implementation and future management and maintenance shall be agreed. The scheme shall be installed prior to first occupation.
28. Car Club parking bay to be provided, marked out and available for use.
29. Travel Plan to be implemented and carried forward, including provision of the Car Club car.
30. The acoustic glazing, acoustic balustrades and means of ventilation agreed by conditions 11, 12, 13 to be installed and made available for use.
31. Refuse stores to be provided and available for use.
32. Cycle stores to be provided, marked out and available for use.
33. Car parking areas to be provided, marked out made available for use.
34. Flood Warning and Evacuation Plan to be agreed and implemented, which shall detail safety of the inhabitants and the basement car parks up to a 1 in 1000-year flood event, and which shall include means to include use of the pre-evacuation early weather warning scheme.

Informative:

1. Noise mitigation measures.
 2. Need for separate Flood Defence Consent.
 3. Construction practices recommendations.
- (2) In the event that completion of a satisfactory Section 106 Agreement is not achieved by 30 June 2012, to include affordable housing provision, sustainable transport measures and library contributions as appropriate, to delegate authority to the Head of Planning Services to:
- (a) refuse application 10/01107/RM at Norwich City Football Club, Carrow Road, Norwich, NR1 1JE, for the following reason:

In the absence of a legal agreement or undertaking relating to the provision of affordable housing, sustainable transport measures and library contributions the proposal is contrary to policy 4 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), and saved policies TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan (November 2004); and,
 - (b) to commence enforcement action proceedings against the unauthorised construction of the first parts of the development currently underway.

8. APPLICATION NO 12/00354/RM LAND AT DOWDING ROAD, TAYLORS LANE AND DOUGLAS CLOSE, NORWICH

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

During discussion the senior planner explained that the original drafting of the S106 with regard to footpath provision had been unclear and needed clarification. The development was at an advanced stage of development and these issues should be resolved before the new properties were sold.

Councillor Kendrick, as ward councillor for Catton Grove, said that it was important that the provision of fire hydrants was resolved and that a play area was available for residents on the site.

RESOLVED to:

- (1) approve variations to the S106 agreement relating to the tenure of affordable housing and provision of footpath links at the site;
- (2) delegate authority to the head of planning services to negotiate, resolve and make other amendments to the S106 agreement;
- (3) delegate authority to the head of planning services to take enforcement action to resolve breaches of conditions and/or the S106 agreement and the taking of legal proceedings, including prosecution and the seeking of an injunction if necessary.

9. APPLICATION NO 12/00640/MA 2 BOND STREET, NORWICH, NR2 3TS

The planning development team leader presented the report and explained that the design changes related to 2 dwellings and would make the rooms slightly larger.

RESOLVED to approve application no 12/00640/MA “Amendments to previously approved Reserved Matters (10/01039/RM) - siting, design and external appearance of the proposed buildings (5 dwellings with two garages), the landscaping, parking, bin storage and means of access to the site of Outline planning permission 10/00412/ET (Extension of time for Outline permission ref. 04/00111/O - Redevelopment of site for residential use with access from Bond Street)” and grant planning permission subject to the following conditions:

1. Development to comply with conditions attached to 10/00412/ET.
2. Landscaping to be implemented as shown on site plan.
3. Walls and fences to be implemented as shown on site plan.
4. Works to comply with AIA.
5. Cycle and bin storage to be implemented as shown on site plan.
6. Materials to be implemented as shown on site plan.
7. In accordance with plans.

Informative note:

1. Nesting bird species should not be disturbed under the Wildlife and Countryside Act 1981 as amended.
2. Responsibility to remediate against pollution.
3. Bat licence required should any bats be found.
4. Tree protection barriers.
5. Construction working hours.

(Reason for approval: The decision is made with regard to policies NE8, NE9, HBE12, EP16, EP18, EP22, HOU13, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004, the adopted Joint Core Strategy March 2011 and all material considerations. The revised design of plots 1 and 2 is of good design and will not have an adverse impact on the amenities of residents of neighbouring properties by virtue of the distance and orientation of the nearest dwellings or existing trees on site by virtue of suitable tree protection measures being undertaken.)

10. COMMITTEE DELEGATED POWERS TO OFFICERS

(The chair agreed to take this as an urgent item.)

The planning development manager presented the report which was circulated at the meeting. He explained that the delegation arrangements to deal with telecoms applications approved by the committee at its meeting on 29 March 2012 did not enable officers to make decisions to avoid breaching the statutory timescales as intended. Officers had also proposed that “cabinets” were deleted from the list of

items that required the head of planning to consult with the chair and vice chair of the committee if a councillor requested it.

Discussion ensued and the committee confirmed that “cabinets” should remain in the list of items that required the head of planning to consult with the chair and vice chair before making a decision. It was also suggested that “of the planning applications committee” should be inserted after the word “agenda” for clarification.

RESOLVED to amend the wording of the delegations arrangements as follows:

“To grant delegated powers to the head of planning to determine all applications where two or more objections are received after the relevant cut-off date for the inclusion on the agenda of the planning applications committee, and where a subsequent scheduled committee meeting does not fall between the end of the application consultation period and within 54 days of receipt of the application (to allow two days for a decision to be communicated to the applicant); and in the case of telecoms cabinets, masts or antennae only that the head of planning’s decision must be subject to consultation with the chair and vice chair of the planning applications committee if one or more ward councillors so request within 21 days of advertisement, neighbour consultation or publication of the weekly list.”

11. COMMITTEE MEMBERSHIP

RESOLVED to record the committee’s gratitude to former Councillors Banham, George and Offord; and to Councillors Lubbock, Gayton and Haynes, who are stepping down from the committee, for their contribution to the work of the committee.

CHAIR