



PLANNING APPLICATIONS COMMITTEE

10.05 am - 10.55 am

11 November 2010

Present: Councillors Bradford (Chair), Banham, Driver, Gee, Lay, Lubbock, Offord, Read, Wiltshire (substitute Collishaw) and Wright (J)

Apologies: Councillors Blower, Collishaw and Little

1. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 14 October 2010.

2. APPLICATION NO. 10/01422/F - 216 NEWMARKET ROAD, NORWICH, NR4 7LA

The planning team leader presented the report with the aid of slides and plans. She added that the required unilateral undertaking had been signed and received by the council that day. She referred to proposed changes to the conditions for planning permission which would enable the developers to start work on site at an earlier date. These amendments had been agreed, in liaison with the council's natural areas officer, and would take account of the bird nesting season and other environmental considerations affecting the site. She referred to the objection from Norfolk County Council which had expressed concerns regarding highway safety. She considered that the positive benefits, which would result from the proposals, outweighed the risks of a negative impact on highway safety.

In response to a question from Councillor Read, the planning team leader confirmed that the existing access point would be maintained for use by pedestrians and cyclists.

The principal planner (transport) then answered a number of questions concerning the alternative access point to the site which had been proposed and the overall effect on highway safety, details of which were included in the officer's report.

The solicitor referred to changes to the council's standing duties included within item 5B of the agenda, and in particular, the implications of the Equality Act 2010. These amendments were required to be considered by members prior to the determination of the application.

RESOLVED, with 10 members voting in favour (Councillors Bradford, Banham, Driver, Gee, Lay, Lubbock, Offord, Read, Wiltshire and Wright (J) and none voting against, to approve application number 10/01422/F subject to the following conditions:-

- (1) the completion of a satisfactory S106 planning obligation by 30 November 2010 to include the provision of contributions for the provision or enhancement of child play space in the vicinity of the application site and subject to the following conditions:
 - (a) standard time limit for commencement (3 years);
 - (b) in accordance with submitted plans and details;
 - (c) precise details of the facing materials for the dwellings, the boundaries to and within the site, the hard-surfacing of the roads, footways and parking areas within the site and the bin storage area to be submitted and agreed prior to development, carried out in accordance with the agreed details prior to occupation and maintained as such thereafter;
 - (d) archaeological evaluation;
 - (e) trial trenching;
 - (f) bat survey of all structures and trees prior to any works on site commencing, including site clearance and vegetation/ tree removal;
 - (g) all site clearance and demolition works to be undertaken outside bird breeding season (March-September);
 - (h) during site clearance and demolition works, contractor to be made aware of possible presence of hibernating grass snake and slow worm and to proceed with caution accordingly and cease work if the on-site presence of these or any other protected species is found, until an agreed method of proceeding, including mitigation works as necessary, which may include relocation, has been agreed in writing with the local planning authority;
 - (i) all trees to be retained shall be protected during construction;
 - (j) arboricultural method statement to be provided to cover the demolition of the existing building, the removal of the coal bunker, the footpath construction and the foundation details of plot 4;
 - (k) prior to first occupation of any dwelling, the access road to be constructed in accordance with the submitted drawings and the existing point of access stopped up and made unavailable for vehicular use, in accordance with details to be first submitted and agreed with the local planning authority, and retained as such thereafter;
 - (l) landscaping condition including replacement tree planting;
 - (m) no development to take place until a scheme to ensure that all vehicles leaving the site turn left only onto the slip road leading to Eaton Street has been submitted to and agreed in writing by the local planning authority. The scheme shall relate to all

vehicles visiting or servicing the site, both during construction and post-occupation and the scheme shall be in operation throughout the construction period and prior to the first occupation of any dwelling and shall remain in operation thereafter.

Informatives:

1. Construction timings
2. Any protected species found on site, work to cease and permission from Natural England obtained

(Reasons for approval: On balance and taking into the account the concerns expressed with regard to the increase in numbers of dwellings on the site compared to the existing and the resulting potential impact on highway safety, the redevelopment of the site is considered acceptable in principle, representing an acceptable form, layout, density and design of development which would be in keeping with the existing development around the site and would not have any impact on the significance of the Conservation Areas and other heritage assets in the vicinity of the site. The dwellings proposed would be provided with adequate parking, bin storage and collection and amenity space and would be unlikely to have an adverse impact on the neighbouring properties. Subject to conditions, the development is considered likely to have an acceptable impact on biodiversity, protected species and the existing trees on site worthy of retention and to provide for suitable landscape and mitigatory replacement planting. Subject to the unilateral undertaking provided, the scheme as proposed is considered to make provision for the demand for children's play space likely to result from the development to be met. The benefits of redeveloping the site as proposed are considered, in this instance, to be such as to outweigh the concerns about the potential impact on highway safety. The proposal is therefore considered to be in accordance with PPS1, PPS3, PPS9, PPG13 and PPS5 and with saved policies HOU13, HOU6, HBE12, EP18, TRA6, TRA7, TRA8, TRA10, TRA18, NE8, NE9 and SR7 of the City of Norwich Replacement Local Plan 2004 and all other material considerations.)

- (2) where a satisfactory S106 legal obligation is not completed prior to 30 November 2010 that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No 10/01422/F 216 Newmarket Road for the following reason:
 - (a) the development as proposed is considered likely to lead to an increased demand for children's play space and the scheme as submitted does not make adequate provision for such demand to be met either on site or within the vicinity of the site.

3. APPLICATION NO. 10/01583/F - 9 STANLEY AVENUE, NORWICH, NR7 0BE

The planner (development) presented the report with the aid of slides and plans. He referred to a correction to paragraph 21 of the report to state "the garage is clearly designed for vehicle storage and it is considered unlikely to be used for any other purpose". In response to a question from Councillor Driver, the planner

(development) said that officers were satisfied that the proposed design of the roof was in keeping with the proportions of the existing buildings in the locality.

RESOLVED. with 10 members voting in favour (Councillors Bradford, Banham, Driver, Gee, Lay, Lubbock, Offord, Read, Wiltshire and Wright (J) and none voting against to approve application no. 10/01583/F subject to the following conditions:-

- (1) standard time limit;
- (2) roofing and facing materials to be agreed - samples to be submitted;
- (3) details to be submitted of:
 - a) front boundary walls/fences and details of entrance gate
 - b) driveway surface treatment.
- (4) velux rooflight in south-west roof slope to be obscure glazed;
- (5) development to be carried out in accordance with submitted plans.

(Reasons for approval:

The decision to approve this application and grant planning permission has been taken having regard to Planning Policy Statement 1 (PPS1) and its Climate Change Supplement, Planning Policy Statement 5, saved policies HBE8, HBE12, EP20 and EP22 of the City of Norwich Replacement Local Plan (adopted November 2004) and advice in the published Thorpe Ridge Conservation Area Appraisal. Subject to the conditions listed, the proposals are acceptable and accord with the provisions of the adopted development plan and with all other material considerations. The scheme is designed with some care to provide additional living space to modern standards whilst respecting the materials, form and scale of the existing 1930s bungalow as far as is practicable. The new garage, attic dormers and front extension are considered to be in keeping with the architectural character of the dwelling and the garage, although positioned to the front of the building would be well screened and would not result in an unacceptable impact on the setting of the dwelling, the street scene of Stanley Avenue or the character, appearance and heritage significance of the Thorpe Ridge Conservation Area. The limited depth of the extension and the orientation of the dormers and rooflights would not have a significantly detrimental impact on the amenity of neighbours through overshadowing or loss of privacy).

4. CIVIL SERVICE SPORTS GROUND, WENTWORTH GREEN

(The chair agreed to take this item as urgent business because of the need to consider the request to vary the terms of the section 106 agreement prior to commencement of the development).

The senior planner (development) presented the report and answered questions.

RESOLVED, with 6 members voting in favour (Councillors Bradford, Banham, Lay, Lubbock, Wiltshire and Wright (J) 3 members abstaining (Councillors Gee, Offord and Read) and 1 member voting against (Councillor Driver), to agree the deed of

variation to the section 106 agreement attached to planning permission 07/01018/F, to allow the provision of 75% social rented housing and 25% intermediate housing (instead of 25% shared ownership housing) the exact wording of which shall be agreed by the head of planning, in consultation with the solicitor.

5. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE JULY - OCTOBER 2010 (QUARTER 2 2010-11)

The planning development manager presented the report. In response to a question from Councillor Driver, the planning development manager said that there was some evidence of an increase in applications being received for large sites.

RESOLVED to note the performance of the development management service from July - October 2010 as detailed in the report.

6. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE: APPEALS 1 JULY 2010 - 30 SEPTEMBER 2010

The planning development manager presented the report and commented, in particular, on the appeals allowed for the Duke of Connaught, 60 Livingstone Street and 14 Branksome Road. He confirmed that these were delegated decisions.

RESOLVED to -

- (1) note the report;
- (2) ask the planning development manager to:-
 - (i) advise members of the committee of the reasons for refusal for the Duke of Connaught, 60 Livingstone Street and 14 Branksome Road
 - (ii) include the reasons for refusal in all future reports on appeals

CHAIR