

Report to Planning applications committee
Date 9 January 2014

Report of Head of Planning Services
Subject 13/01963/VC: Unit A, Yarefield Park, Oldhall Road,
 Norwich, NR4 6FF

Item
4(3)

SUMMARY

Description:	<p>Variation of proposed highways works required by conditions of previous permission 13/00870/F 'Change of use of industrial premises (Class B1/B2/B8) to 600 pupil University Technical College (Class D1); proposed tower and window extensions, alterations to building exterior; changes to external site layout; erection of bus and cycle facilities and 2.4m security fencing and pedestrian gate to parts of site boundaries.'</p> <p>Changes comprise: variation of condition 6 (a): cycle infrastructure, to relocate new cycle link route from Ipswich Road/Fountains Road to Hall Road/Oldhall Road; removal of condition 6 (c): providing dropped kerbs on Hall Road opposite Sandy Lane; variation of condition 6 (d): to provide shared use cycle signage at junction of Fountains Road and Hall Road; variation of condition 6 (e): signage on Bessemer Road, to replace Bessemer Road cycling signage with a general direction sign at Oldhall Road, and variation of condition 7 (b): yellow lines on Neatmarket road, to alter nature of intended parking restrictions and introduce a coach parking zone.</p>	
Reason for consideration at Committee:	<p>Departure from Local Plan; Major development; Variation of planning committee decision.</p>	
Recommendation:	Approve.	
Ward:	Lakenham	
Contact Officer:	Rob Parkinson	Senior Planning Officer 01603 212765
Valid Date:	3rd December 2013	
Applicant:	Mr M Heron	
Agent:	Mrs Margaret Shelley	

INTRODUCTION

The Site: Location and Context

1. The site is within Yarefield Park at the southernmost end of Oldhall Road. Unit A is the former Connaught building built in c.2007 originally to host the Autowrappers business. Access to the site is via Oldhall Road from Hall Road, or via a footpath from Ipswich Road.

2. The building has permission to be converted from the industrial / office use into a University Technical College, which was approved by planning committee on 15 August 2013 and the permission was issued on 23 August 2013. The site forms part of the Yarefield Park industrial area, which when built was designated in the 2004 Replacement Local Plan as a General Employment Area within the saved Local Plan.
3. Any permission issued through this Variation of Condition procedure would have the effect of creating a new planning permission, so the change of use from industrial to school would represent a departure from Local Plan policy, although the principle has already been accepted.

Relevant Planning History

13/00275/F - Erection of two sections of 2300mm high security fencing with brick plinth incorporating sliding gates. (APPROVED 06/06/2013). Intended for use as part of the school.

13/00870/F - Change of use of industrial premises (Class B1/B2/B8) to 600 pupil University Technical College (Class D1); proposed tower and window extensions, alterations to building exterior; changes to external site layout; erection of bus and cycle facilities and 2.4m security fencing and pedestrian gate to parts of site boundaries. (APPROVED - 23/08/2013).

The Planning Committee Report from 15th August 2013, and its supplementary report, can be seen at the following link:

<http://www.norwich.gov.uk/CommitteeMeetings/Planning%20applications/default.aspx?InstanceID=162>

The permission is extant, and can be implemented by 23 August 2016. No works have started on the conversion and no details of conditions have yet been submitted for approval. Within planning permission 10/00870/F a number of cycle network enhancements and vehicle parking restrictions in the area were required by planning conditions. These are specifically detailed at Conditions 6a-6e and 7, which can be seen in the Decision Notice document at: <http://planning.norwich.gov.uk/online-applications/> using the application number 13/00870/F.

Equality and Diversity Issues: There are no significant equality or diversity issues.

The Proposal

4. The proposals seek to change the requirements of certain planning conditions attached to planning permission 13/00870/F. Specifically, the variations are proposed as below:
5. Condition 6a – to not provide a cycle up-ramp link from Ipswoch Road to Fountais Road, and instead provide a new shared-surface cycle link route from Hall Road into Oldhall Rd.

6. Condition 6c – to remove the requirement to provide dropped kerbs on Hall Road opposite Sandy Lane.
7. Condition 6d – to revise the cycle signage and road markings intended for Hall Road / Fountains Road.
8. Condition 6e – to not provide cycle signage or road markings at Bessemer Road, and instead provide a single vehicle direction post at Hall Road / Oldhall Road.
9. Condition 7b – to include a 2hr coach parking zone within full length lining at Neatmarket.

Representations Received

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing.
11. No letters of representation have been received at the time of writing this Committee Report, but Members should be aware that public consultation runs until 15 January 2014; an update report to Planning Committee will be provided on the day, and a resolution will be dependent on no adverse representations being made to the LPA between the Committee meeting and the expiry of this consultation period.

Consultation Responses

12. **Norfolk County Council as Strategic Highways Authority** – There will be no impact on the strategic highway from this development, and the application can be considered by the local highways authority transport planners.
13. **Transport Planners** – the works are acceptable as described in this report.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

The policies listed below relate only to the changes discussed in the report. The committee report for permission 13/00870/F details the full range of policies taken into account in the original permission.

National Planning Policy Framework:

Paragraphs 203-206 – Planning conditions and obligations

Section 4 – Promoting sustainable transport

Section 8 – Promoting healthy communities

Relevant policies of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011

Policy 6 – Access and transportation

Policy 7 – Supporting communities

Relevant saved policies of the adopted City of Norwich Replacement Local Plan 2004

TRA3 – Modal shift measures in support of NATS

TRA5 - Approach to design for vehicle movement and special needs

TRA10 – Contribution by developers for works required for access to the site

TRA14 - Enhancement of the pedestrian environment and safe pedestrian routes

TRA15 - Cycle network and facilities

Principle of Development

Policy Considerations

14. The principle of the loss of employment land has already been accepted through the approval of permission 13/00870/F in August 2013. No changes to national or local policy have occurred since then to give cause to reconsider this.
15. In creating a new permission through the Variation of Condition process, the existing conditions and additional material considerations can be re-examined. In this instance, however, it is not considered necessary to make variations to other conditions or impose controls other than those assessed herein. The time limit for commencement of development would be stipulated to remain as per the original latest date to commence.

Highways Design

Road / Junction Layout

16. The proposal to install a new cycle route across the corner of Oldhall Rd and Hall Rd will improve the ease of access to the NUTC college and other business at Yarefield Park, and improve links to Ipswich Road to help cyclists avoid the Hall Rd / Ipswich Rd junction. The design is a simple 3m-wide path with associated bollards and signage, and an additional vehicle direction signpost for drivers to find the college. The route involves a small loss of grass verge but it does not cause a detrimental loss of landscaping.
17. Minor changes to footpaths and relocating new signage will minimise the 'clutter' of signage around Sandy Lane / Bessemer Road and benefit cyclists around Fountain Road.
18. There will be no adverse impact for local residents or businesses from these variations.

Transport and Access

Vehicular Access and Servicing

19. Vehicle access to the NUTC site will be improved by the applicant providing a directional sign at Hall Road, in lieu of signage previously anticipated at Bessemer Road.

Cycle Routes and Pedestrian Links

20. The proposals have been worked-up closely with the local highways authority transport planners to help deliver a scheme which will link directly into the Strategic Cycle Network, benefitting pupils and visitors of the college, and the wider public to access cycle exercise.
21. Condition 6a - The previously-expected direct cycle link from Ipswich Road into the

local cycle network at Fountains Road will not be provided, but it would have served relatively few people and the benefits brought by relocating the new infrastructure to the corner of Hall Road / Oldhall Rd is considered more appropriate.

22. Condition 6b – There is not considered to be a need to amend this condition because the scheme can provide signage to help utilise an existing dropped kerb onto the Hall Road cycle path opposite Fountains Road.
23. Condition 6c – The previous requirement to install a dropped kerb on Hall Road opposite Sandy Lane is considered more complicated to construct than first anticipated, possibly involving loss of landscaping and harm to the tree root protection areas. In the long-term, the Sandy Lane / Hall Road junction should be revised as part of the Asda Hall Road permitted proposals, and the Highway Authority consider it appropriate to wait for this, and therefore remove the condition and obligation on the applicant.
24. Condition 6d - Signage previously required at Bessemer Road is not necessary, and potentially confusing, as the Strategic Cycle Network enhancements will improve signage with bespoke designs along this Yellow Route from Lakenham Way to Ipswich Road. Instead, signage will be used to highlight the Fountains Rd / Hall Road link dropped kerb.
25. Condition 6e – As with Condition 6d, it is considered more appropriate to use Strategic Cycle Network signs than additional signage and potential street clutter. The new vehicle sign will be provided instead.

Vehicle parking restrictions

26. Condition 7b – The existing permission requires double-yellow line signs along the full length of Neatmarket road (leading to the former Livestock market and B&Q), but this would conflict with the accepted area for coach parking on this road. Therefore, it is suggested to include a formal coach parking waiting restriction as part of these works to regularise the existing situation and still prevent any school-related off-site parking here.
27. All details of proposed works can be seen in the appended plans.

Travel Plan

28. The Travel Plan as required in the existing consent will still be required, and may in time be expanded to cover bus stop enhancement and footpath improvement at the Hall Road / Oldhall Road bell-mouth junction, as currently anticipated by Condition 10 of the consent.

Conclusions

29. The package of highways works vary the intended modes of access to the new university technical college but the modifications are relatively minor and beneficial for students and the wider public alike, improving safety and speed of links from Hall Road to Ipswich Road.
30. The wider proposal to change the use of the premises from industrial to a university technical college remains an acceptable proposal and there has been no material change to planning policy or other circumstance to require this to be reconsidered.

As such the works proposed will enhance the NUTC scheme and the application can be approved subject to amended and re-imposed conditions from permission 13/00870/F, as below.

RECOMMENDATIONS

Subject to not receiving any adverse representations or objections from the public or consultees before 16 January 2014:

To approve Application No 13/01963/VC at Unit A, Yarefield Park, Oldhall Road, Norwich, NR4 6FF, and grant planning permission, subject to the following conditions:-

1. Development shall commence by 23 August 2016.
2. The development shall be in accordance with the plans and details within permission 13/00870/F, amended appropriately to include the highways plans detailed on this decision notice.
3. Restrictions on use of site and users of the school – as per Condition 3 of 13/00870/F.
4. Water conservation measures shall be provided – as per Condition 4 of 13/00870/F.
5. Provision of: on-site bus stop; landscaping and servicing areas; fencing and gates; landscaping; car parking and sports area; pedestrian safety markings; and cycle parking – as per Conditions 5a-5g of permission 13/00870/F.
6. There shall be no use until the following features are provided:
 - 6a – provide the Hall Rd / Oldhall Rd cycle link shown on drawings 02 and 03;
 - 6b – undertake signage adjustments shown in drawings 04 and 05;
 - 6c – provide a vehicle direction sign to Oldhall Road on Hall Road as shown on drawing 06 and to the specification shown at plan Appendix 12/1;
 - 6d – provide the pedestrian safety measures at the Oldhall Road junction previously required by condition 6f of 13/00870/F unless otherwise agreed in writing by the Local Planning Authority;
 - 6e – provide the bus stop improvements previously required by condition 6f of 13/00870/F unless otherwise agreed in writing by the Local Planning Authority.
7. No use of the development until the following measures have been provided in general accord with plan PL/TR/3329/738-2, unless otherwise agreed in writing with the LPA:
 - 7a – double yellow lines along the length of Oldhall Road as shown on drawing PL/TR/3329/738-2A.
 - 7b – double yellow lines and 2-hour waiting restrictions for coaches along Neatmarket as shown on drawings PL/TR/3329/738-2B and Appendix 12/1.
 - 7c – double yellow lines within the entrances to access drives / unadopted roads, as shown in the plan PL/TR/3329/738-2.
 - 7d – the application site shall be marked as a ‘no drop off’ zone by using signage as shown in drawings Appendix 12/1.
8. There shall be no use until street lighting is provided to Oldhall Road – as per Condition 8 of permission 13/00870/F;
9. There shall be no use until photovoltaic panels are provided – as per Condition 9 of permission 13/00870/F.
10. Fulfil Travel Plan requirements of Condition 10 of permission 13/00870/F.
11. External lighting details to be agreed - as per Condition 11 of permission 13/00870/F.
12. Servicing and delivery restrictions for HGVs – as per Condition 12 of permission

13/00870/F.

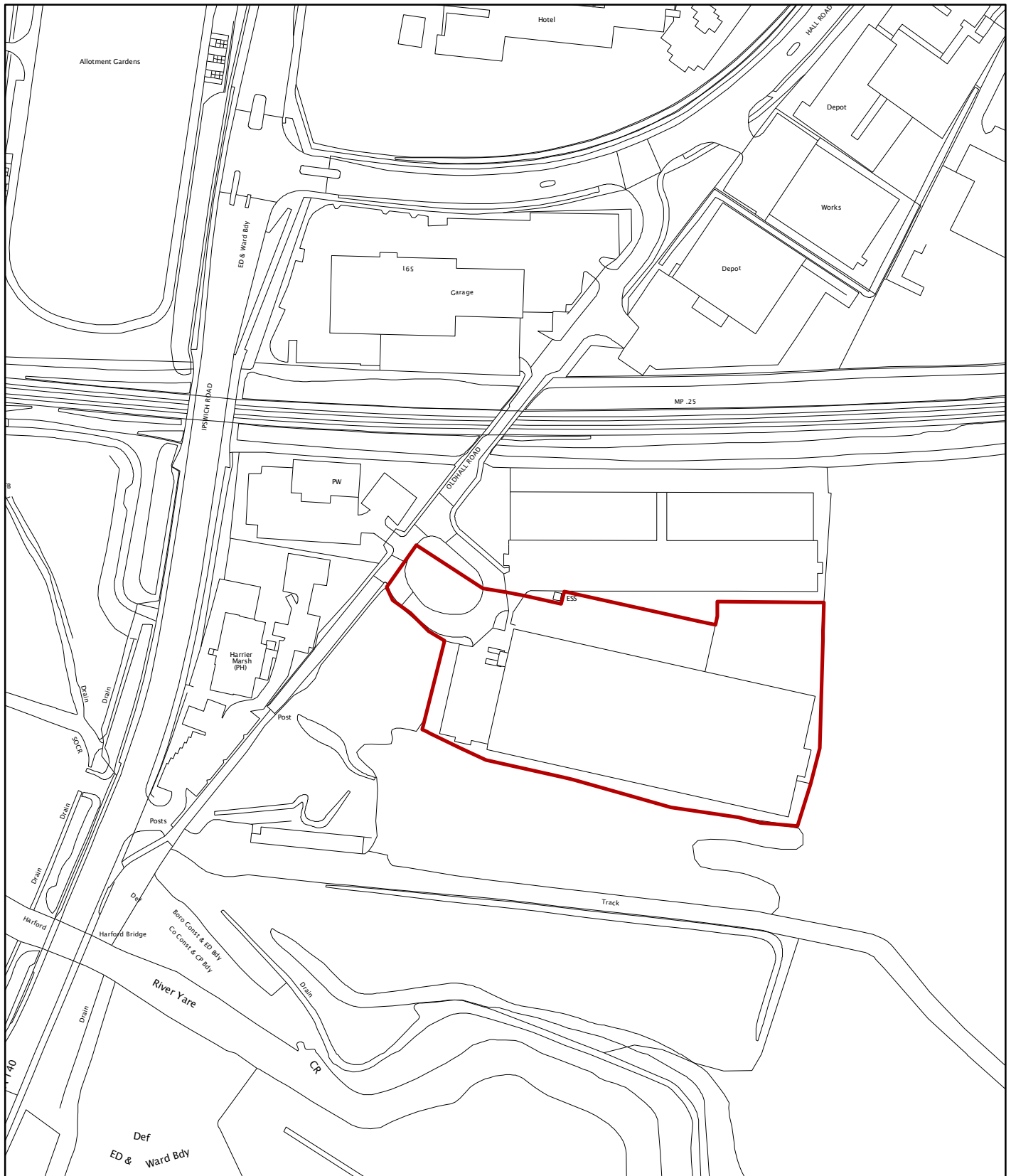
13. Restrictions on installation of plant and machinery – as per Condition 13 of permission 13/00870/F.

Article 31(1)(cc) Statement:

The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations. Following pre-application discussions and negotiations with the applicant, the proposals have been approved subject to appropriate conditions and reasons as outlined above.

Informative Note:

1. Construction good practice guidance.



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Planning Application No 13/01963/VC
 Site Address Unit A Yarefield Park
 Oldhall Road

Scale 1:2,000



NORWICH
 City Council

PLANNING SERVICES

