

Planning Applications Committee: 4th July 2013

Updates to reports

Application no: 13/00274/F
Carrow Park, Norwich City Football Club

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Point of clarification from the applicant – re. noise concerns.

The acoustic properties of the building combined with its design is thought sufficient to contain the majority of noise. The scheme is proposing a timber frame Sip panel construction, within which the insulation levels are said to be very high and as a result this is reflected in the acoustic qualities of the building. Given these and the adjacent plant room buffer zone between the hall and neighbours, there should not be an issue, especially as the proposed Condition 5 will determine appropriate volume levels of music in the hall for the relatively few occasions it is used as a dance studio. It is considered that the noise issue would be dealt with by the condition alone without the need for additional noise insulation being built-in.

Changes to the Report and Recommendation:

The report has mistakenly referred to the area shown for roof-mounted PV panels as being a commitment within this application to provide on-site renewable energy. Proposed Condition 4 has gone on to recommend that the decision of the Committee should include a requirement to install the PV system prior to first use of the new hall; this is a drafting error by the Officer.

Whilst the application includes a laudable intention to provide PV at some point, there is no planning policy requirement to feature renewable energy within this scale of development. Instead, the application hopes to provide PV once grant-aid funding is secured, which the initial project currently does not allow for, and install them through the permitted development consent regime. The area shown on the plans for PV installation is to demonstrate how the panels can be provided within Part 43 Class A of the General Permitted Development Order (1995 as amended), as they must be installed subject to the below criteria:

A.1. Development is not permitted by Class A if—

(b) the solar PV or solar thermal equipment would be installed on a flat roof, where the highest part of the solar PV or solar thermal equipment would be higher than 1 metre above the highest part of the roof (excluding any chimney);

(c) the solar PV or solar thermal equipment would be installed on a roof and within 1 metre of the external edge of that roof.

The plans have shown an area intended for PV installation as a means to explain why the sedum roof is not to be replaced in its entirety (it would need to be removed once PV was ready to be installed).

Changes to the report should therefore be:

(i) para 21 – delete “and their timely provision can still be required through condition”.

(i) para 30 – delete “and can be secured by planning condition”.

(ii) para 36 – replace reference to provision by planning condition to include – the loss of sedum roofing is considered acceptable to enable the scheme to include some solar thermal / photovoltaic panels in the future, as demonstrated by the plans, through non-conditioned permitted development.

(ii) the resolution - delete proposed Condition 4 and instead insert an Informative note to clarify the parameters of permitted development.

Application no: 13/00699/F
Land between 109-113 Waterloo Road

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Point of clarification:

The number of objections was listed as two when it should be three in para 7. The issues raised are unchanged and all comments were taken into account in the report.

Further representations:

An additional email was received from one of the objectors in response to site notes made by the planning officer. The objector clarified that there were only parking restrictions and the need for permits on part of Waterloo Road, hence the parking pressures on the remainder of Waterloo Road.

Response:

This situation was accurately noted in paragraph 12 of the report, no further comments to this paragraph.
