



PLANNING APPLICATIONS COMMITTEE

Date: **Thursday 4 July 2013**
Time: **9.30am**
Venue: **Mancroft room, City Hall**

COMMITTEE MEMBERS:

Councillors:

Bradford (chair)
Gayton (vice chair)
Ackroyd
Blunt
Brociek-Coulton
Button
Grahame
Jackson
Little
Neale
Sands (S)
Storie

FOR FURTHER INFORMATION PLEASE CONTACT -

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Democratic services
City Hall
Norwich
NR2 1NH

AGENDA

Page No.

1. Apologies

2. Public questions

To receive questions from the public (notice to be given to the committee officer by 10am on the day before the meeting.)

3. Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to an item if the members arrive late for the meeting).

4. Minutes 5

To agree the accuracy of the minutes of the meeting held on 13 June 2013.

5. Planning applications 27
(Report of the head of planning services)

Purpose - To determine the current planning applications as summarised on page **23** of this agenda.

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 5 above are required to notify the committee officer by 10am on the day before the meeting.

Further information on planning applications can be obtained from the council's website:- <http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30am
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available.
- The committee will adjourn for lunch at a convenient point between 1pm and 2pm if there is any remaining business.
- There will be an informal briefing for members of the committee at the end of the formal business of the meeting. The subject of the briefing is "Community Infrastructure Levy (CIL) and planning applications".

26 June 2013



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PLANNING APPLICATIONS COMMITTEE

9.30am to 3.45pm

13 June 2013

Present: Councillors Bradford (chair), Gayton (vice chair following appointment) (to end of item 7, on other council business), Ackroyd (to the end of item 8 below), Blunt (to end of item 9 below), Button, Brociek-Coulton (to the middle of item 7 below), Grahame, Jackson, Little, Neale, Sands (S) and Storie

1. APPOINTMENT OF VICE CHAIR

RESOLVED to appoint Councillor Gayton as vice chair for the ensuing civic year.

2. DECLARATION OF INTERESTS

Councillor Little declared an interest in item 5 (below), application no 13/00610/F Land at Brazen Gate Southwell Road, Brazen Gate, Norwich. As chair of the Friends of Lakenham Way, he could be considered to have a pecuniary interest in the application because subject to it being approved, S106 funding would benefit Lakenham Way. Councillor Little said that he would speak as a local member and leave the meeting before the committee discussed the item.

Councillor Brociek-Coulton declared a pre-determined view in item 7 (below), application no 13/00637/F 195 - 197 Sprowston Road, Norwich NR3 4JR, as a local member and supporting opposition to the proposals. She reserved her right to speak as a local member and would leave the meeting before the committee discussed the item.

Councillor Sands for the purposes of clarification said that she did not have a pre-determined view on item 4 (below) application nos 13/00113/F and 13/00115/L, Fire Station, Bethel Street, Norwich, NR2 1NW, as she was a teacher at Free School Norwich, which had previously submitted a proposal for a high school in the city centre.

Councillor Grahame sought advice from the solicitor regarding a conflict of interests in item 8 (below), applications nos 12/02026/U 114 - 118 Oak Street Norwich NR3 3BP, and was advised that her support for an organisation based in Oak Street did not constitute an interest.

3. MINUTES

RESOLVED to approve the minutes of the meeting held on 16 May 2013, subject to the following amendment to correct the record of the length of the meeting from 1.35pm to 5.55pm.

4. APPLICATION NOS 13/00113/F AND 13/00115/L, FIRE STATION, BETHEL STREET, NORWICH, NR2 1NW

The senior planner (development) gave a detailed presentation to the committee of the report with the aid of plans and slides, and said that the travel plan had been amended to provide three drop off points for students. There had been a further written representation received since the publication of the report which reiterated points already made and was summarised in the supplementary report of updates to reports.

At the chair's discretion, the applicant addressed the committee and explained the background to the application to provide a first class educational establishment by renovating a derelict building to make it a vibrant public space, supporting its sustainability with a low ecological footprint and in a sustainable location.

During discussion the senior planner referred to the report and answered members' questions. He explained that there would be an expectation in the conditions for the landscaping to provide seating in the courtyard but outdoor space for sports and other activities was not such an issue for a sixth form students as it was for an educational establishment for younger children. A member expressed concern that there should be some provision for sports to promote healthy lifestyles. Members were advised that the travel plan encouraged cycling and walking to the school, and that the curriculum of the free school was not in the remit of the committee, but there were many instances where schools made arrangements for off-site sports provision during school hours.

Discussion ensued on the travel plan with members expressing concern about the arrangements to drop off students and that this could lead to traffic congestion. The senior planner referred members to paragraph 129 of the report and explained that the travel plan had been amended to alleviate members' previous concerns about there being only one drop off point close to Surrey Street. A member pointed out that it would be useful if a plan showing the locations of these had been provided. During discussion members noted that it was expected that the majority of students would travel by public transport. Members also discussed the capacity of the cycle storage and it was explained that the cycle storage was acceptable for the scheme at the outset to be providing for around 10% of the 450 students. The travel plan would be monitored by the county council's travel plan officer and reviewed as the school developed. Failure of the school to comply with the travel plan could constitute a breach in planning conditions and therefore would be subject to enforcement.

Members discussed the conservation of the grade II listed building and that the tender hall would retain the "feel" of its former use as a fire station. The senior planner explained the previous designation of the site for housing and that the current proposal was a positive proposal to bring the building back into use and to ensure more public appreciation of the building than might be possible with private

apartments. It was expected that the loss of 15 housing units could be provided by “windfall sites” coming forward for development.

In reply to a question from a member to the senior planner on the concerns from residents of Old Barley Market and the Salvation Army regarding access, the senior planner showed members that the plans had been amended to ensure that access was not impeded and that a turning circle was maintained. A safe pedestrian route through the site, which took account future redevelopment to the rear of City Hall, would be retained. The landscaping conditions would include the raising of the footpath in front of the former fire station.

Members also discussed whether the free school would affect the sustainability of other sixth forms and high schools, and it was noted that it would provide a specialist education over a large catchment area. The application site was in a sustainable location.

In reply to a question the senior planner said that there was no reason to expect that the applicant would not complete the S106 agreement by 23 July 2013.

RESOLVED with 8 members voting in favour (Councillors Bradford, Ackroyd, Blunt, Gayton, Grahame, Jackson, Little and Neale), 2 members voting against (Councillors Sands and Storie) and 2 members abstaining (Councillors Brociek-Coulton and Button):

- (1) to approve application No 13/00113/F: Former Fire Station, Bethel Street, Norwich, NR2 1NW, and grant planning permission, subject to:
 - (a) the completion of a satisfactory S106 agreement by 23 July 2013, to include the provision of contributions to street trees maintenance, traffic management improvements, sustainable site access through cycle provision enhancement, travel plan monitoring and updates and breach reimbursement contributions, and,
 - (b) subject to the following conditions:
 1. Standard time limit for commencement;
 2. Development to be as per plans approved;
 3. School shall only be used for older / further education pupils and no other purpose, given space constraints and transport impacts associated with younger pupils, and include a restriction on student numbers of 440 maximum, and staff 50 maximum (due to highways impacts, travel planning and cycle store provision).
 4. Contamination - investigations and remediation within first 12months of opening;
 5. Contamination - verification report to be agreed;
 6. Contamination - long-term monitoring and contingency action plans to be agreed;
 7. Contamination – general precautionary measures;
 8. Servicing and refuse management plan;
 9. Cycle storage scheme to be agreed, to include proposals for secure and covered facilities, and to: (a) provide full storage as shown on plans and details from the outset prior to first use, with capacity to expand provision

on-site as needs may determine from the Full Travel Plan; or (b)(i) provide temporary arrangements for 12 months in accordance with a scheme to be agreed in writing, and (ii) provide a permanent solution after 12 months in accordance with a scheme to be agreed in writing, with capacity to expand provision on-site as needs may determine from the Full Travel Plan.

10. Cycle and refuse stores to be in place prior to use.
11. No use until scheme for traffic improvement measures has been agreed;
12. Heritage interpretation / recording measures;
13. Implementation of Interim Travel Plan upon first use as a school and to be used for first 12 months use;
14. Prior to 12 months after first opening, to submit for approval a Full Travel Plan based on outcomes and surveys of Interim Plan after first 12 months, and use in perpetuity thereafter – to include the ‘car-free school’ agreement for parents and students and means to increase cycle storage if need exists;
15. Landscaping of the three areas (street, east and courtyard) with standard landscaping requirements, to include evidence of drainage considerations, pedestrian safety / management features to the east, and ability to connect to future improvements in the access route to St Giles Street. Subject to other factors of site investigation and construction programmes, the scheme is to be agreed prior to commencement of use, and provided in complete form within 12 months of first opening;
16. Bethel Street footpath restoration to be provided prior to first opening, in accordance with a scheme to be agreed;
17. Lighting, security lighting scheme and CCTV illumination and surveillance coverage;
18. Specifications and noise mitigation of the lift and associated plant and machinery such as flues and extracts etc and being able to meet noise requirements specified in report;
19. The following details will be resolved by conditions:
 - (i) Type, size and position of roof-mounted Photovoltaic panels, to ensure they are hidden behind the parapet / roof line;
 - (ii) Samples and specifications of all external materials;
 - (iii) Joinery, design and materials details on alterations to tender hall and garage doors;
 - (iv) Joinery, design and materials details for all new doors and windows;
 - (v) Final details of new ventilation grilles, vents, extracts, flues and chimneys (e.g. condition 7 of 10/01037/L);
 - (vi) Details of all existing external features to be removed and retained;
 - (vii) CCTV and lighting external designs and positions, size, colour and types;
 - (viii) Design and materials of new door, architrave and surround in east-facing external wall;
 - (ix) Details of all joinery and glazing to replacement windows new dormer windows in the north elevation of the roof;
 - (x) Details of new windows / glazing / replacement louvers in hose tower;
 - (xi) Joinery details of all dormer window works;
 - (xii) Materials for all parts of the new extensions, exterior materials and flooring / ramps and rails within;
 - (xiii) Cladding material for the new stair and lift core tower, and method and arrangement of any panels;
 - (xiv) Details of all forecourt street furniture;

- (xv) Details of bike and bin stores;
- (xvi) Details of appearance and positioning of all plant and machinery, flues and grilles, extracts and ducts, chimneys and fans.
- 20. Water efficiency strategy;
- 21. Energy efficiency strategy to be undertaken and further appraisals needed;
- 22. No installation of any further plant and machinery without prior approval, and any plant and machinery installed shall be enclosed in sound proofing measures;
- 23. Restrictions on building works for the works outside the southern range/tender hall building to 08:00 – 18:00 Mondays to Fridays, and 09:00 – 13:00 Saturdays, with no works on Sundays or Public Holidays.

Informative notes:

1. Despite what is shown on plans, no permission is given to the signage on the building or the totem sign in the pavement / landscaping scheme, nor the illumination; this needs to be subject to the necessary advertisement consents and/or full planning permissions as appropriate.
2. Notwithstanding the details shown on the plans, exterior materials of the cladding of the stair and lift tower need to be agreed, with emphasis on the material and appearance being softer and less intrusive in skyline, and to be precise in its cladding seam appearance etc.

(Reasons for approval: The recommendation is made with regard to the objectives of the National Planning Policy Statement and the Government's position within ministerial statements, the provisions of the local development plan and all material planning considerations including emerging planning policy.

The school is strongly supported by planning policy and the highly accessible and sustainable site is particularly appropriate for such use, causing very limited impact on the conservation area and amenity of adjoining properties and neighbours and an acceptable degree of alteration to the listed building given the sensitive designs proposed to secure the retention of the most significant elements of the historic building. Any consequent traffic and transport implications will be minimal and the scheme will provide a high quality of design and sustainable construction. Subject to appropriate mechanisms in the travel plan, fulfilment of the obligations within the legal agreement and use of planning conditions, any detrimental impact felt in the immediate vicinity will be greatly outweighed by the benefits that the scheme will bring in terms of vibrancy and activity to the city centre and the ongoing beneficial use of the listed building. As such, subject to fulfilment of the conditions and provisions of the legal agreement, the development is considered to be in accordance with the objectives of the National Planning Policy Framework, Policies 2, 3, 5, 6, 7, 11, 19 and 20 of the adopted Joint Core Strategy for Norwich, Broadland and South Norfolk (2011), and saved policies NE4, NE9, HBE8, HBE9, HBE12, EP1, EP10, EP16, EP17, EP18, EP22, EMP19, TRA3, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11, TRA12, TRA14, TRA18, TRA24, TRA26, TVA8, AEC1 and CC3 of the adopted City of Norwich Replacement Local Plan (2004) and all other material considerations.)

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 extensive pre-application discussions, and post-submission negotiations with the applicant and subsequent amendments to address some areas of concern, the application has been approved subject to appropriate conditions and provisions of the legal agreement and for the reasons outlined above.

- (2) where a satisfactory S106 agreement is not completed prior to 23 July 2013, that delegated authority be given to the head of planning services to refuse planning permission for Application No 13/00113/F: Former Fire Station, Bethel Street, Norwich, NR2 1NW, for the following reason:

(Reason for refusal of planning application 13/00113/F: In the absence of a legal agreement or undertaking relating to the provision of street trees in new developments, transport improvements and sustainable transport enhancement, and travel plan provision and ongoing fulfilment, the proposal is contrary to saved policies NE4, TRA3, TRA10 and TRA12 of the adopted City of Norwich Replacement Local Plan (2004).)

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. Although the local planning authority has advised the applicant of the requirements needed to make the scheme acceptable, the proposal has not been able to be accompanied by an appropriate legal agreement to facilitate the successful implementation and operation of the proposal in question, and can not therefore be considered acceptable for the reasons outlined above.

- (3) to approve application No 13/00115/L: Former Fire Station, Bethel Street, Norwich, NR2 1NW, and grant listed building consent, subject to the following conditions:

1. Standard time limit.
2. Development to be in accordance with plans as approved, unless conditions dictate otherwise;
3. Notwithstanding images shown on approved plans, the signage is not to be in the positions shown and a scheme needs to be submitted to agree methods of fixing and final position and appearance of signs and totem etc.
4. Before works commence agree a schedule of all extraneous and redundant features to be removed (e.g. flues, stairs and pipes), and removal prior to commencement of use.
5. Before works commence a scheme is to be agreed for details of all existing internal features to be retained (e.g. condition 3 of 10/01037/L);
6. Before works commence agree a schedule of all repairs proposed, materials involved etc.
7. Make repairs and restorations as may be necessary during construction;
8. Conditions regarding materials – to be agreed before works commence:
 - (i) New glazing to be added to front garage and entrance doors – details of materials, design, positions and fixings;
 - (ii) Details of glazing walls and doors behind entrance doors, and means of sound insulation inserts to doors in Tender Hall – methods and positions of fixings;

- (iii) Proposals for new handrails to staircases etc;
- (iv) Details of chimney alterations within interior;
- (v) Joinery, design and materials details for all new doors;
- (vi) Details of all new partition walls and screens, and precise positions / methods of fixing (e.g. library/classroom and library/reprographics dividers);
- (vii) Details of the main hall / reception top-hung moveable wall design and positioning in situ;
- (viii) CCTV and lighting methods of fixing;
- (ix) Details of all works to create new openings and architraves within the building;
- (x) Details of any secondary glazing behind existing and new windows;
- (xi) Improved proposals for designed-in features of floorplan identification in the level 3 classroom of the accommodation block (retained officer flat layout)
- (xii) Internal service connections for plant and machinery etc.
- (xiii) Details of extract flues etc (e.g. condition 7 of 10/01037/L);
- (xiv) Details of new structural support for the central stack within the west accommodation block.

9. Works to remove and restore chimney and its interior supports to be in accordance with plans received, with design, brick type and bond to match existing, and any repairs and replacement bricks to be agreed through.

Informatives:

No illumination allowed by virtue of this permission, and advice offered that subtle up-lighting may be more appropriate rather than the internally illuminated signage that has no historical or neighbouring context.

(Reasons for approval: The recommendation is made with regard to the objectives of the National Planning Policy Statement, the provisions of the local development plan and all material planning considerations including emerging planning policy. The impacts on the listed building are considered acceptable as a means to secure the building's continued use whilst offering maximum visibility to the public and minimum detracting of views of the listed building. Whilst the tower and the glazed extension are dramatic additions, their scale has been minimised and retains proportionality consistent with the remainder of the building. Although in some areas the scheme will cause significant alterations and removal of the fabric and plan form of the building, it is considered that the most significant parts and elements of the building will be retained with alterations being respectful to the original layout that will not affect their significance. As such, subject to the development complying with the conditions imposed, the works are acceptable and in accordance with the objectives of the National Planning Policy Framework, Policies 2 and 11 of the adopted Joint Core Strategy for Norwich, Broadland and South Norfolk (2011), and saved policies HBE9 and HBE12 of the adopted City of Norwich Replacement Local Plan (2004) and all other material considerations.)

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 extensive pre-

application discussions, and post-submission negotiations with the applicant and subsequent amendments to address some areas of concern, the application has been approved subject to appropriate conditions and for the reasons outlined above.

(The committee had a short adjournment before reconvening)

5. APPLICATION NO 13/00610/F LAND AT BRAZEN GATE SOUTHWELL ROAD, BRAZEN GATE, NORWICH

(Councillor Little had declared a pecuniary interest in this item and therefore remained at the meeting to speak in his capacity as a local member and left the room during the determination of the item.)

The senior planner (development) presented the report with the aid of plans and slides. He also referred to the supplementary report of updates to reports which was circulated at the meeting and summarised two further email representations and the officer's response. He also advised members of an amendment to paragraph 37 of the report which should refer to the block of flats 73 to 86.

A resident of Sigismund Road addressed the committee and outlined his objections to the scheme which included concerns about the bank, suggesting that the integral garages should be removed so that buildings were lower than the existing terraces and that there was no need for them, concerns about overlooking of gardens and that there should be a car club. Another resident of Sigismund Road, whose house would be nearest to the apartment block on the southern side of the site, expressed her concerns about the proximity of the block to the edge of the site, that the block was four storeys and that it should be brought into line with the other buildings. She said that she did not oppose the development of housing. The manager of the sheltered housing scheme said that residents were concerned about smells emanating from the pumping station.

Councillor Haynes, Town Close ward councillor, said that she supported the allocation of housing but would have liked the affordable housing element to be spread across the site. Residents had asked her to raise the issue of there being a site specific controlled parking zone (CPZ) and why spaces on Brazengate would be in the wider CPZ in the surrounding area of Brazen Gate which could add to parking problems. She also suggested that the block nearest Sigismund Road houses be rotated and expressed concern about the height of the block and houses. Residents were also concerned about construction noise.

Councillor Little, in his capacity as Town Close ward councillor, explained that he was not speaking for or against the application, but would like commend the developer for good consultation with local residents and asked that if the application were approved disturbance during construction would be kept to a minimum and suggested that S106 contributions could be used to advertise traffic regulation orders to extend the CPZ for Trafford Road and Rowington Road to 24:7. He also said that that part of the mitigation of residents' concerns about being overlooked included maintaining the existing slope which was an important biodiversity link. He welcomed the proposal for a children's play space.

(Councillor Little then left the meeting.)

The applicant then addressed the committee and explained that the scheme had been developed in consultation with the public and that the town houses and the block nearest the southern edge were three storeys high, and the block could not be rotated, as suggested, because it would be within 15m of the pumping station. Service use of this area would not occur on a regular basis and would it not need to be pumped out very often. The site delivered 33% affordable housing in a sustainable location and on a brownfield site. It would have a positive effect on the surrounding neighbourhood and the developers had worked hard to ensure parking on the site to minimise the impact on the surrounding area as much as possible.

Discussion ensued in which the senior planner referred to the report and responded to the issues raised by the speakers and questions from members. He explained that the tree management and landscaping would be conditioned and that its maintenance was part of the S106 agreement. He confirmed that the height of the buildings on the southern side of the site would be three storeys, including the apartment block and that the ground level was lower than the houses in Sigismund Road so that in effect the new buildings would be the equivalent in height to the neighbouring terraced houses. The distance of around 22.2m back to back from the houses to the proposed flats and a maximum of 27.5m from the terrace houses to the rear of new houses which were acceptable distances for an urban area. The bank also added additional screening. The windows were also not all to habitable rooms in the new dwellings which should mean less activity within the rooms. Members were also advised on that the pumping station was an enclosed feature and designed in accordance with Anglian Water guidance. Noise and smell should not be a problem except during infrequent pumping out sessions. He said that the extension of the hours of operation for the CPZ in Trafford Road and Rowington Road could be pursued through the transportation team but that S106 funding should be site related and would benefit a number of other schemes, including potentially cycle links and Lakenham Way.

Discussion ensued in which the senior planner informed the committee that details of the decision notice would be placed on the council's website. Members noted the cycle route through the site. Members also discussed conditions relating to consideration during construction and were advised that if hours of construction were limited there would be a resulting longer period of construction and suggested an informative was appropriate. It was also noted that building control would oversee any construction issues including any piling near to the bank. The applicant had undertaken a further assessment of the bank and provided a report showing works were achievable and therefore had covered any planning issues on the matter. Other boundary or land issues were generally a private matter between landowners. A member suggested that green roofs should be part of the design but the senior planner said that it would not be reasonable to pursue this with the developer given that the site had been a car park and would have permeable surfaces as it was developed and landscaped.

RESOLVED, unanimously,

- (1) to approve application no 13/00610/F Land at Brazen Gate Southwell Road Brazen Gate Norwich and grant planning permission, subject to:
 - (a) the completion of a satisfactory S106 agreement before the formal adoption date of a Community Infrastructure Levy (CIL) by the city

council to include the provision of contributions to libraries, transport improvements, provision of affordable housing and provision of open space and play space and their maintenance and subject to the conditions listed at 1(b) below:

- (b) the completion of a satisfactory S106 agreement on or after the formal adoption date of CIL by the City Council to include for the provision of affordable housing and provision of open space and play space and their maintenance and to note contributions will be by way of CIL; and 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 plant and machinery;
4. Windows facing west mid unit flats to be obscure glazed and fixed openings;
5. Details of facing and roofing materials; joinery; verges, vent systems, external lighting; heritage interpretation;
6. Details of car parking, cycle storage, bin stores provision;
7. Details access road and cycle link surface;
8. Details of off-site highways works, cycle and pedestrian links;
9. Details of site specific Controlled Parking Zone;
10. Retention of garages etc. for parking only;
11. Details of landscaping, planting, tree pits; biodiversity enhancements, site treatment works, boundary treatments, gates, walls and fences and landscape maintenance;
12. Details of AMS for protection of existing tree planting and arboricultural monitoring;
13. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
14. Retention of tree protection;
15. Details of provision and maintenance of LZC technologies and renewable energy sources;
16. Details of water efficiency measures;
17. Site contamination investigation and assessment;
18. Details contamination verification plan;
19. Cessation of works if unknown contaminants found;
20. Details of piling or any other penetrative foundations;
21. Control on any imported materials;
22. Water drainage strategy conditions;
23. Water drainage management conditions;
24. Prevention of pollutants entering drainage system.

(Reasons for approval: The proposed scheme provides a suitable arrangement of 86 dwellings with associated parking and servicing. The layout responds to the constraints and topography of the site, links with the existing cycle and green links network within the areas adjoining the site and would lead to an attractive development in accordance with local and national policy. The design and layout is considered acceptable with a good relationship between the public and private realms and in achieving an appropriate standard of design would be well integrated with the surrounding area. The scheme also provides for appropriate contributions to

meet library and transportation improvements and allows for suitable provision of open and play space. The scheme represents a good use of land which maximises site density and shares some of the proposed facilities with the wider area.

The development of 86 dwellings, considered against the Joint Core Strategy (JCS) Policy 4, provide the required 33% affordable housing, 28 no. affordable units in total, which would contribute to the promotion of affordable housing in Norwich. Options on acquisition of these units to bring forward a scheme for social rented units on site is possible as is the potential for affordable rent provision at a level which concurs with the JCS policy 4 subject to scheme viability being reviewed and negotiated with the applicant as necessary should a direct offer for social rent not be achievable

The scheme also proposes site specific solutions to parking, servicing and emergency access which aim to reduce any potential impacts from such resources on the wider area. The resultant scheme brings forward a future land allocation in a comprehensive and integrated development. Access, parking and servicing arrangements are also considered to be appropriate as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency, drainage and contamination. It is considered that the former non-policy compliant commercial parking use does not provide an effective use of land and subject to the conditions listed the redevelopment proposals for a mix of houses and flats are considered to be acceptable and will provide for much needed housing development in this part of the City.

The decision has been made with particular regard to the National Planning Policy Framework; policies 1, 2, 3, 4, 5, 6, 9, 12 and 20 of the Joint Core Strategy (March 2011); and saved policies EP1, EP2, EP18, EP20, EP22, HBE12, HOU6, HOU13, HOU18, NE8, NE9, SR3, SR7, SR12, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11, TRA12, TRA14 and TRA15 of the City of Norwich Local Plan (Adopted Version 2004) and relevant policies of the Development Management Policies Development Plan Document and Site Allocations Development Plan – Pre-submissions (April 2013) and relevant Policy Guidance and to all material planning considerations.

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 negotiations with the applicant and subsequent amendments at the application and pre-application stage the application has been approved subject to suitable land transfer, appropriate conditions and for the reasons outlined above.

Informatives:

Considerate construction and timing to prevent nuisance;
Private Sector Housing comments in relation to Housing Act;
Environment Agency guidance;
Anglian Water guidance;
Works within the highway;
Site clearance to have due regard to minimising the impact on wildlife.

- (2) where a satisfactory S106 agreement is not completed prior to 12 August 2013 that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No 13/00610/F Land At Brazen Gate Southwell Road Brazen Gate Norwich the following reason:

In the absence of a suitable agreement relating to the provision of site facilities and contributions the proposal is contrary to saved policies SR7, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan (November 2004) and policy 20 of the Joint Core Strategy.

Policy 4 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) seeks the target provision of 33% affordable housing on sites above 16 dwellings in line with the most up to date housing market assessment. No affordable housing provision has been provided for within the scheme, nor has it been demonstrated that the provision of affordable housing would render the scheme unviable and therefore in the absence of a legal agreement relating to the provision of affordable housing the proposal is considered to be contrary to policies 4 and 20 of the Adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011) and would undermine the objectives of the National Planning Policy Framework to deliver housing need in affordable housing in sustainable locations.

(Councillor Little was readmitted to the meeting.)

6. APPLICATION NOS 13/00460/F AND 13/00499/A CASTLE MALL, NORWICH

The planner (development) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and contained a summary of a further representation received.

The architect of the Castle Mall then addressed the committee and explained the design principles behind its construction; that it was unique and had won awards and that the proposals would be detrimental to the amenity of the conservation area. A local resident and member of the Norwich Society also outlined his objections to the proposal and said that the proposal for the glazed façade was not sympathetic with the Back of the Inns and that the tower was a local land mark. A Norwich resident said that the “huge chunk of glass” would blight the entrance to the mall and spoil the award winning building. The former chief planning officer for the council, who had been in post when Castle Mall was built, spoke in support of the other speakers and suggesting that the design should be of better quality in keeping with the award winning design of the building.

The applicant then addressed the committee and said that Castle Mall had been acquired by his company last year. Castle Mall needed to compete with the Chapelfield shopping centre, and its entrance was outdated. The proposal had been recommended to the committee by officers and would be part of a £1m scheme to improve the mall, which was difficult to run and maintain, and unpopular with retailers and customers, as demonstrated by the difficult to retain businesses and the falling footfall.

Discussion ensued in which the chair suggested that the internal changes could be achieved without changing the façade to the entrance to the mall. Members considered that the proposed glazed façade would be bland, contrary to the National Planning Policy Framework (NPPF) and inappropriate to the adjacent medieval streets and the Royal Arcade. A member suggested that the original glazing be reinstated and said that he could not understand why it had been changed to a storeroom. It was also suggested that part of the uniqueness of the Castle Mall was that it was underground and therefore unobtrusive. Members were advised that the Norwich Society had not submitted any comments as part of the consultation.

The planner referred to the report and responded to the issues raised. She said that the design was in keeping with the local character of the street in the nineteenth century and reinstated its street pattern. She understood that the applicant was open to a meeting with the original architect but that this had not happened to date. The recommendation was for approval and the project was part of a wider investment in the Castle Mall.

Councillor Jackson moved and Councillor Gayton seconded that the application be refused because it was contrary to clauses 58 and 128 of the NPPF, that the shopfront was out of scale of the adjacent buildings and of poor design, and that it would have a detrimental impact on the heritage buildings within the conservation area.

RESOLVED, unanimously, to refuse applications no 13/00460/F and 13/00499/A Castle Mall, Norwich on the grounds stated above and ask the head of planning services to provide the reasons in planning terms.

(Reasons for refusal subsequently provided by the head of planning services:

Application no 13/00460/F: The proposed shopfront is considered to be out of scale with the adjacent buildings. The design is not considered to represent or respond to local character and history or result in good architecture. It is considered that the resulting impact of the proposals would have a detrimental impact on the street scene, and wider heritage asset of the City Centre Conservation Area. Therefore the proposals are considered to be contrary to the NPPF, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), policy HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted November 2004) and emerging policy DM3 of the Development Management Policies DPD (Pre-submission policies April 2013).

Application no 13/00499/A: The proposed advertisements are considered to have a detrimental impact on the heritage assets of the conservation area by virtue of their cumulative impact and poor design which is not considered to represent or respond to local character and history. Therefore the proposals are considered to be contrary to the NPPF, policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (March 2011), policy HBE8 and HBE12 of the City of Norwich Replacement Local Plan (Adopted November 2004) and emerging policy DM3 of the Development Management Policies DPD (Pre-submission policies April 2013).)

7. APPLICATION NO 13/00637/F 195 - 197 SPROWSTON ROAD, NORWICH NR3 4JR

(Councillor Jackson said that he had attended a public meeting about this application but had not predetermined his view on the determination of the application.)

(Councillor Brociek-Coulton had declared a pre-determined view and spoke on the item in her capacity as a local member but left the meeting during the committee's discussion and determination of the application.)

(The chair invited a member of the public who was hearing impaired to sit at the committee table so that he could hear the proceedings.)

The planner (development) presented the report with the aid of plans and slides and referred to the supplementary report of updates to reports which was circulated at the meeting, and summarised a further representation from a member of the public and pointed out that a petition containing 600 to 700 signatures had been received objecting to the proposals and in support of the local shop that morning.

A member of the public spoke in support of the petition and said that it had been signed by residents across Sewell Ward, who were concerned about the impact of the convenience store on traffic and junction safety; congestion on the bus routes from delivery lorries, parking in the area and particularly in Gertrude Road and concerns about anti-social behaviour arising from late opening hours. He pointed out that 31 residents had written in to object to the proposal.

A resident of Gertrude Road then showed photographs showing the traffic build up on the roads in the morning and expressed concern about delivery lorries to the proposed store; that the new flats would overlook his garden; was an over intensive use of the site; and that there would be noise and disturbance from the demolition of the existing building. The resident sitting at the committee table then referred to his comments which were summarised in the updates report and said that the proposed convenience store was not in an accessible location. The owner of the local store then expressed concern that the whilst he supported healthy competition the proposed multi-national convenience store would undermine his business and so that it could no longer serve the community where he had grown up.

Councillor Barker asked the committee to consider a site visit and said that there were five junctions within 100 yards. He considered that Gertrude Road was the wrong place for the access/egress to the convenience store. Councillor Brociek-Coulton called on the committee to consider a site visit and pointed out that the majority of signatures resided in NR3 (Sewell ward).

(Councillor Brociek-Coulton left the meeting at this point.)

The agent said that the applicants had consulted with the planning and highways officers and the site was already allocated for A1 retail. The applicant could convert the existing premises to a convenience store within current building regulations. The proposed scheme addressed the fundamental concern of highway safety so that lorries to the convenience store would access it through Gertrude Road rather than the current arrangement of backing on to Sprowston Road, which was close to a junction on a radial route. The level of parking was commensurate with it being a

shop, which was well served by public transport and accessible for cyclists and pedestrians. The design would enhance the streetscene.

Discussion ensued in which members considered a site visit but declined to hold one as the location and the former shop was well known to them.

During discussion members expressed concern about the democratic process which made it difficult for them to reflect local opposition to a planning application. A member expressed concern that the junction was very busy and that a convenience store in that location would create traffic chaos. The former lighting shop would have had fewer customers each day. Members expressed concern that people would drive to use the cash point or pop into the convenience store and park on the street.

The planner together with the planning team leader referred to the report and responded to the issues raised by the speakers and members of the committee. Members were advised of the range of A1 retail uses and that under the current use the owner could open up office space and storerooms to create the floorspace of the proposed convenience store without further planning permission and still retain the delivery bay on to Sprowston Road and loading bay on Gertrude Road. The proposal to move the access/egress to Gertrude Road was an improvement and concerns about the impact on residents' parking and the streetscene were not considered significant to warrant refusal. The modern design of the proposed development was in keeping with the modern buildings of the adjacent John Groom Court and would enhance the local centre. The applicant would need to demonstrate that measures were in place to ensure that there was no damage to adjoining properties during the demolition of the building. Members were advised that the parking spaces were the maximum provision permitted within the policy. Members were referred to the NPPF and saved Local Plan policy TRA5, and were advised that the intensity of uses within class A1 would vary with convenience stores being generally the most intense form of A1 retail use, however the site had an open A1 retail use. The proposals provided for off-street servicing of the store and removed the safety hazard of delivery vehicles reversing on to Sprowston Road. The solicitor suggested that if the application were refused and overturned at appeal the ability to impose conditions could be lost.

During detailed discussion several members took the view that they were minded to refuse the application on the grounds that it was over intensive use of the site, would be detrimental to local amenity and exacerbated traffic safety concerns. Councillors Grahame and Sands moved and seconded an amendment to refuse the application on these grounds which was subsequently withdrawn on receipt of advice from officers. The committee had been advised that it would be difficult to defend the reasons for refusal on the grounds of intensity and traffic safety. The proposal provided for off-street servicing of the convenience store on the site with access/egress from Gertrude Road, thus making good use of the site and removing the necessity for vehicles to reverse into traffic on Sprowston Road.

Councillor Neale then moved that the application be refused which was seconded by Councillor Sands, on the grounds that it was detrimental to the amenity of the residents of Gertrude Road in that the revised layout of the site would introduce a service access onto Gertrude Road and the associated movement of customers would result in noise and disturbance.

(Given the length of time since the commencement of the meeting, the committee then adjourned for 30 minutes and reconvened at 3.15pm, with the exception of Councillor Brociek-Coulton.)

The committee discussed the amendment and Councillor Gayton proposed that the committee moved to the vote.

RESOLVED with 6 members voting in favour of refusal (Councillors Button, Gayton, Grahame, Neale, Sands and Storie), 3 members voting against refusal (Councillors Bradford, Blunt and Little) and 2 members abstaining (Councillors Ackroyd and Jackson) to refuse application no 13/00637/F 195 - 197 Sprowston Road, Norwich NR3 4JR on the grounds that it is detrimental to the amenity of the residents of Gertrude Road and to ask the head of planning to provide the reasons for refusal in policy terms.

(Reasons for refusal as subsequently provided by the head of planning services: The vehicular movement associated with the reconfigured site access, servicing and parking arrangements on Gertrude Road and the associated movement of customers would result in noise and disturbance which would have a significant adverse impact on the amenity of the residents of Gertrude Road and John Groome Court.

The proposal is therefore contrary to paragraph 17 of the National Planning Policy Framework 2012, saved policy EP22 of the adopted City of Norwich Replacement Local Plan 2004 and policy DM2 of the regulation 22 submission Development Management Policies Development Plan Document 2013.)

(Councillor Gayton left the meeting at this point to attend other council business. Councillor Brociek-Coulton was admitted to the meeting to collect her belongings and then left the meeting at this point.)

8. APPLICATION NO 12/02026/U 114 - 118 OAK STREET NORWICH NR3 3BP

The planner (development) presented the report with the aid of plans and slides, and together with the planning team leader (development) answered members' questions.

RESOLVED, unanimously, subject to no objections being received before the expiry of the press and site notice for 'departure from local development plan policy' (26 June 2013) to approve application no 12/02026/U 114 - 118 Oak Street Norwich NR3 3BP subject to the following conditions:

1. Temporary period of consent for a period of six years,
2. Development in accordance with plans.
3. Landscaping scheme.
4. Restricted to no other use within the D1 Use Class.
5. External windows and doors of the training areas to remain closed during times of operation unless for purposes of access and egress.
6. No use of the premises until a mechanical ventilation system has been installed in accordance with a scheme to be first submitted to and approved by the local planning authority.

7. Restricted delivery hours.
8. Restricted hours of use of premises.
9. Compliance with the Travel Information Plan.
10. Submission of parking and cycle storage details.

(Reason for approval: The decision has been made with regard to Sections 1, 4, 7, 8, 11 and 12 of the National Planning Policy Framework (March 2012), Policies 1, 2, 3, 5, 7 and 11 of the Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), saved policies HBE8, HBE12, NE9, EP18, EP22, EMP19, TRA5, TRA6, TRA7, TRA8, TRA11 and TRA12 of the City of Norwich Replacement Local Plan (2004), policy OSN1 of the Northern City Centre Area Action Plan (March 2010), relevant policies of the Development Management Policies Development Plan Document – Pre submission (April 2013) and all other material considerations.)

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 negotiations with the applicant and subsequent the application has been approved subject to appropriate conditions and for the reasons outlined above.

(Councillor Ackroyd left the meeting at this point. Councillor Blunt left during the following item and did not participate in its determination.)

9. DELEGATION OF POWERS FROM PLANNING APPLICATIONS COMMITTEE

The planning team leader (development) presented the report and, together with the solicitor, answered members' questions. Members were reminded that there was provision for all councillors to request a planning application be determined by the committee.

RESOLVED to:

- (1) note the changes to permitted development;
- (2) agree the notification arrangements for the prior notification process for a change of use to a state funded school or a dwelling as detailed at paragraph 18;
- (3) agree to implement the delegation arrangements as set out in appendix 2 of the report as from 14 June 2013.

CHAIR

Applications for Submission to planning applications committee
4 July 2013

ITEM
5(a)

Item No.	Case Number	Page	Location	Case Officer	Proposal	Reason for consideration at Committee	Recommendation
5(1)	13/00274/F	27	Norwich City Football Club Carrow Road Norwich NR1 1JE	Rob Parkinson	Extension of existing community sports facility and increase of roof height to provide classroom and enlarged multi use hall/dance studio area and relocated stores.	Objections	Approve
5(2)	13/00763/F	41	Pointers Field Vicarage Road Norwich	Lee Cook	Erection of 12 No. new dwellings (8 No. one bedroom-two person flats and 4 No. two bedroom-four person houses), access road, parking and associated works.	Objections	Approve
5(3)	13/00699/F	59	Land between 109 and 113 Waterloo Road	Jo Hobbs	Erection of 1 No. terraced dwelling with 2 No. bedrooms.	Objections	Approve

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

Date 4 July 2013

5(1)

Report of Head of planning services
Subject Application no 13/00274/F Carrow Park, Norwich City
Football Club, Carrow Road, Norwich NR1 1JE

SUMMARY

Description:	Extension of existing community sports facility and increase of roof height to provide classroom and enlarged multi use hall/dance studio area and relocated stores.
Reason for consideration at Committee:	Objections
Recommendation:	Approve
Ward:	Thorpe Hamlet
Contact Officer:	Rob Parkinson Senior Planning Officer 01603 212765
Valid Date:	6 March 2013
Applicant:	Norwich City Football Club – Community Sports Foundation
Agent:	Mr Mark Camidge

INTRODUCTION

The Site

Location and Context

1. The site is known as Carrow Park, and is the single-storey 'Spaces for Sport' building made of block and timber cladding and a sedum-topped flat-roof. It is used for community sports, leisure and meetings, and is a local play area for children, situated on the east side of the road into the Norwich City Football Club area (currently unnamed and un-adopted). It is positioned behind a row of terraced houses on the south side of Kerrison Road, and is west of the Centenary House former factory now residential flats with an associated parking courtyard. Three trees to its northern boundary have recently been removed.
2. The wider sports facility comprises a 7-a-side football pitch and a Multi-Use Games Area (MUGA) and children's play area to the south of the sports building and north of the Lawrence Scott Electromotors Test Bed building. The site is accessed from a path that circumnavigates a large and significant Black Poplar TPO tree close to the entrance.
3. The surrounding football club area is under development for residential apartments at Riverside Heights to the south, and in the near future at Carrow Quay (outline planning permission was granted in June 2013). Planning policy anticipates the further provision of flats in the area around the existing car parks and eventually the Test Bed Building.

Constraints

4. This is technically a Flood Risk Zone 2 area but is not a conservation area. The facility is required to provide access to community groups for sports at regular intervals as part of the Section 106 Agreement associated with the development's planning permission. The site is level. The Black Poplar tree at the western boundary has a Tree Protection Order (TPO 370).

Planning History

06/00012/VC - Variation of Condition 2: Approval of Master Plan for previous outline planning permission 4/2002/01281/O 'Replacement of South stand (8000 seats), new corner stand (1500 seats), hotel, decked car park and residential development with associated highway works'. (Approved - 18/03/2008).

– This permission set out the masterplan vision of the football club area's redevelopment and in doing so confirmed the Carrow Park site's role in needing to provide for the recreational open space and play provision needs of the residential developments coming forward at Riverside Heights and the Carrow Quay car park.

05/00228/F – Provision of 4430sq.m. of children's equipped playspace and play surface, open green space, multi-use games area and 7-a-side pitch together with changing, teaching and toilet facilities. (Approved 9th March 2006).

- This permission was for construction of the Carrow Park 'Spaces for Sport' facility; the associated s106 Agreement established the community access provision of the same.
 - Condition 8 of the above planning permission included a requirement to agree and adhere to a Noise Management Plan for the building's use.
 - Condition 9 required prior agreement of details of any amplification / public address system.
 - Condition 10 requires the building to only operate between 8am and 9pm on any day.
- The above planning conditions remain relevant to the building as altered by this extension.

5. The 'Spaces for Sport' complex was developed with sufficient community use access and facilities to provide for the recreational needs of all the flats being developed at the football club area. The Section 106 Agreement already in place ensures that this application would have to adhere to its content and obligations, and retain the community access.

Equality and Diversity Issues

The proposal will provide an improved efficient use of the building to encourage even more community access. Although the specific disabled changing areas are being removed there is ample changing space and disabled capacity toilets are relocated to other parts of the building.

The Proposal

6. The proposals seek to raise the roof height of approximately half of the building and replace existing disabled changing and toilets and training / conference rooms with a new classroom / multi-use hall of two-storey height. An existing store room on the north side of the building are retained. The design has been varied since original submission, to bring

the two-storey multi-use hall to the south of the building and keep the northern side as a single storey height step-back where closest to residential gardens; this means the south-side becomes two-storey facing the football pitch.

7. The design retains a flat roof to the new extension, which the applicant intends to use to install photo-voltaic panels under their permitted development allowances. This means just under half the existing sedum roof is removed to make way for the new extension.
8. The site operators say there is a need to provide health, education and physical activity programmes at Carrow Park which the current indoor facilities cannot accommodate, and the proposals are said to enable them to work with over 900 people of all ages including homeless, unemployed and disability groups, local schools and new sports clubs.

Representations Received

9. Advertised on site and in the press. Revised designs were received on 25th May and re-advertised thereafter, with the second public consultation period ending on 26th June 2013. Adjacent and neighbouring properties have been notified in writing twice. 3 letters of representation have been received citing the issues as summarised in the table below.
- 10.

Issues Raised	Response
Overshadowing – the development will increase the existing building's blocking of sunlight into gardens.	See paragraphs 17 and 25-27.
Overlooking – windows in the increased roof will increase overlooking of neighbouring gardens / houses.	There are no additional windows proposed in the north or eastern elevations which face neighbouring residential properties, and the new storey height will not include any additional raised internal floorspace so will not allow outward views; this is not an issue. See paragraph 24.
The noise of construction work will disturb residents who work on shift patterns.	This is not likely to be significant and controlling hours of operation would only be possible to require 'normal' office hours so would not benefit shift workers.
The dance hall should be sound-proofed to prevent harm to adjacent residential amenity.	See paragraphs 22-23 and previous planning permission 05/00228/F.
Existing trees which have since been felled should be replaced.	See paragraphs 31-34.

Consultation Responses

11. **Norfolk Historic Environment Services** – No objection in terms of archaeology.
12. **Environmental Health Pollution Control** – No objection in principle, but there are a couple of concerns relating to noise and the close proximity of residential neighbours. The proposed multi-use hall / studio / classroom / dance space is likely to involve amplified music. Although unlikely to be all-day/everyday, it will be important to set maximum sound levels to ensure noise does not become a source of disturbance to residents. Conditions can be applied to ensure this is agreed prior to the first use of amplified music. Likewise,

opening hours should be restricted by condition to the proposed 08:00-21:00 hours.

13. **Norfolk County Council (Fire Officer)** – No objection providing the development satisfies the relevant Building Control Regulations, which it is expected to do.
14. **Environment Agency** – No objection. The flood risk assessment has already been agreed as part of the original redevelopment proposals and the development has no material impact being less than 250sq.m. of non-residential development.
15. **Natural Areas Officer (Ecology)** – No objection. The area affected by the proposals has minimal wildlife value and the probability of any protected species being present is very low, so there should not be any significant biodiversity implications.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework (March 2012)

Statement 7 – Requiring good design

Statement 8 – Promoting healthy communities

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

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

Policy 2 – Promoting good design

Policy 3 – Energy and water

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

SR7 – Provision of children's equipped playspace to serve development

EP22 - High standard of amenity for residential occupiers

HBE12 - High quality of design in new developments

EP18 - High standard of energy efficiency in new developments

CC14 – Land adjoining the Football Club – mix of uses and conditions

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the majority of the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Supplementary Planning Documents and Guidance:

Open Space and Play Facilities SPD (June 2006).

Other Material Considerations

Emerging Local Plan - Development Management policies (submission April 2013):

DM2 Ensuring satisfactory living and working conditions

DM3* Delivering high quality design

DM22 Planning for and safeguarding community facilities

- – only very limited weight has been applied to DM3 because there is an objection to its submission, but its objectives are still broadly supported by existing Local Plan policy HBE12.

Emerging Local Plan - Site Allocation policies (submission April 2013):

There are policies proposed in respect of residential development at the car park areas and Test Bed Building around the site, but these do not affect the Carrow Park facility and generally replicate the existing Local Plan allocations and planning permissions.

Design

Layout, Scale and Height

16. In both the original proposal and the revised plans the building is proposed to be extended eastwards by 3.1m using an area currently paved for maintenance access. The increased height at the eastern boundary will be noticeable from the north and the adjoining car park of the Centenary House apartment complex, but the impacts will not be detrimental.
17. In response to the concerns raised to the original proposals (in which the increased height was situated against the northern boundary), the revised drawings of 25th May have now moved the taller element of the building to the south, leaving the existing store and plant room to the north. This has a dual benefit, by effectively creating a sound buffer between the boundary and the multi-use hall, and by minimising any overshadowing of adjacent gardens to the north and reducing the scale and bulk of the development in views from the gardens or nearby homes.
18. The west elevation now includes high level studio windows and a new fire escape door to the extended multi-use hall, and the south elevation facing the 7-side pitch proposes full height glazing and upper-level louvers and a new door to optimise, and control the effects of, solar gain. The east elevation increases in height and removes the existing double-doors, so is bulkier against the boundary and more dominant in design but this is not detrimental to the surroundings. Materials proposed all match the existing powder-coated aluminium glazing and timber cladding.
19. The footprint of the building has been increased slightly in the revised proposals by reconfiguring the hall entrance at the front / south elevation, but this is minimal.

Roof Plan

20. The roof plan was originally proposed to be half-sedum on the retained flat roof, and half as single-ply flat roofing on the new extension (with no sedum roofing). The reconfigured roof plan allows more of the sedum roof to be retained across the northern elevation, and provides a flat roof that lends itself to installation of photo-voltaic panels.
21. There are no planning requirements to secure a minimum level of photovoltaic panel coverage, and the applicant is able to install the PVs under permitted development, but the plans have shown the dimensions to be used and their timely provision can still be required through condition.

Impact on Living Conditions

Noise and Disturbance

22. There are sufficient controls available to manage the impact through using appropriate planning conditions. Activities within the multi-use hall / classroom space will not be so intensive as to require specific acoustic insulation in the designs, particularly given the set-

back and the buffer that the store room will provide. To do so would likely incur unreasonable expense to secure disproportionate controls. However, there is a need to establish acceptable levels of maximum noise levels to be used in amplification systems, to be agreed by conditions.

Opening Hours

23. The associated restrictions on hours of use (to be 8am-9pm) by condition, along with the expectations of construction practices to be listed within an Informative note, will ensure the majority of residents' amenity is protected; unfortunately for residents working shift patterns it would be unreasonable for planning to impose more stringent construction hour or disturbance controls.

Overlooking and Loss of Privacy

24. There are no windows proposed in the north or east elevations which face residential properties, so there will be no further overlooking or loss of privacy from this development, and windows would be too high to allow internal views outwards.

Overshadowing and Overbearing Nature of Development

25. The closest elevations of the houses to the north are 12m from the single-storey edge of the development, and the recent removal of trees will have helped to increase light gained to the gardens in the existing circumstance, and minimise loss of light with the proposed redevelopment.

26. A sun study submitted with the application looked at the impacts of the original scheme and found the extended roof on the northern boundary would have some additional midday shading to adjoining gardens in March and September (June would show no change as the sun is higher). The greatest impact would be felt at the adjoining car park to the west. Therefore, the revised design will only lessen any resultant impact and it is considered that any difference would be to cause only a very minimal loss of existing light levels.

27. The current roof is 3.2m from the adjoining ground level. In the proposals the highest point of the extended roof would be 5.1m above the north boundary ground level (a 1.9m increase from the existing), but the stepped-back form of the revised roof design will minimise the light lost into the gardens and rear rooms of the houses, and will greatly reduce any sense of the building being overbearing or over-dominant as might have been the case through having a sheer wall only 2m from the boundary.

Transport and Access

Car Parking, Vehicular Access and Servicing

28. There will be no increase in car parking requirements or servicing arrangements.

Environmental Issues

Flood Risk

29. The development will continue to use the same Finished Floor Level as originally permitted and constructed, of 2.2m AODN, so avoids increasing flood risk vulnerability.

Energy Efficiency and Renewable Energy

30. The proposal to use the south-facing flat roof of the new extension for photovoltaic panels is a beneficial feature of the design and can be secured through planning condition to ensure the scheme provides high standard of energy efficiency.

Trees, Ecology and Landscaping

Impact on Trees

31. The original plans suggested that the current grasscrete and concrete paver access path would be replaced with hot rolled asphalt. This would have had implications for the method of construction as it was in the root protection area of the black poplar; however, the revised plans of 25th May have removed this part of the scheme so the tree will remain unaffected meaning arboricultural protection conditions are unnecessary.
32. The group of mature sycamore trees to the north of the protected poplar also remain unaffected by the proposals. The grassed landscape setting to the entrance is unaffected.
33. The three trees originally growing on the applicant's land next to the building on the northern border of the site were not protected and have been removed. Although a significant and regrettable loss to the setting of the area their removal did not require planning permission, although it has probably increased the light gained to the rear gardens of the four adjacent homes of the eastern end of the Kerrison Road terraces.

Replacement planting

34. The tree loss has not been so detrimental as to require replacement tree planting. Besides, any new trees planted within the site boundary to provide screening could then also cause a loss of light. It is quite feasible for neighbours to plant their own trees along the boundary if they desire new screening and could accept a potential reduction in light.

Ecology

35. An ecology survey has accompanied the application. The likelihood of bats, birds or other protected species being present on or near the site is considered very low due to the almost total lack of foraging habitat, the unsuitability of the building's materials and design for roosting, and the degree of previous disturbance.
36. The existing sedum roof is neutral unimproved grass, but does provide the only natural environment on site (albeit an artificial installation and isolated environment). It is a grass sward combined with sedum to provide a typical green-roof of low-cover plants. Providing the new roof is used for photovoltaic panels (to be installed as a requirement of a planning condition prior to first use) the loss of part of the sedum roof habitat can be accepted.

Equality and Diversity Issues and Community Access

Disability

37. The removal of the two existing separate specific disabled-person changing, toilet and shower facilities is unfortunate but the necessary level of access is provided to existing showers, toilet and changing area and a larger toilet remains unchanged. The benefits of providing a larger facility to benefit more people in the community is considered to outweigh the inconvenience caused by the loss of these specific facilities.

Community access

38. The existing Section 106 Agreement (dated March 2006) relating to the Carrow Park development, which was established by planning permission 05/00835/F, sets out the minimum levels of public access to be provided. This was defined in the Planning Statement of permission 05/00835/F and includes a clause confirming that subsequent alterations to the site will become incorporated in the obligations; the operator is required to provide and retain free community access to the teaching and community room for 'local residents'; these are defined as residents of 35-37 Carrow Road, Clarence Harbour Court,

Kerrison Road, Cozens Road, Hardy Road and the Railway Cottages.

39. Although the smaller teaching room may be removed in these proposals, it is still intended to provide the same function in the larger multi-use hall. For the avoidance of doubt, a planning condition and Informative note within the permission will confirm the requirement to continue to provide the same level of access and remind the operator of the s106 Agreement obligations.

Conclusions

40. The development proposed will provide a high quality of sports facility and an important resource for the community at large, which proposes a high quality of design that has accommodated the constraints of its surroundings and its residential setting. Any detriment from the loss of part of the sedum roof will be compensated for through providing energy efficiency and incorporating renewable technologies. The impacts on neighbouring residential amenity arising from the proposals and the resultant broader range of uses facilitated by the development, when subject to the associated conditions, will be minimised and is considered acceptable.

RECOMMENDATIONS

To approve application 13/00274/F at Carrow Park, Norwich City Football Club, Carrow Road, Norwich NR1 1JE, subject to the following conditions:

Conditions:

1. Standard time limit (development to commence within 3 years);
2. Development to be as per the existing plans and supporting information;
3. Materials to match the existing;
4. Prior to first use, the development shall be installed with photovoltaic panels on the new roof in the positions indicated, to mitigate the loss of the sedum roofing and ensure the development provides a high standard of energy efficiency;
5. No use of amplified music until the Council has determined the permitted maximum sound levels expressed in dB LAeq(5mins) measured at a point 2 meters from any loudspeaker forming part of the amplification system and thereafter the levels shall not be exceeded;
6. The new facilities created/extended shall not be used outside the hours of 0800 -2100 hours on any day;
7. Notwithstanding the removal of the existing training/conference space, the development shall continue to provide community and local resident access to the expanded classroom / multi-use hall and associated changing facilities for community and teaching purposes, in accordance with the provisions of the terms of planning permission 05/00835/F and associated Section 106 legal agreement.

Informative notes:

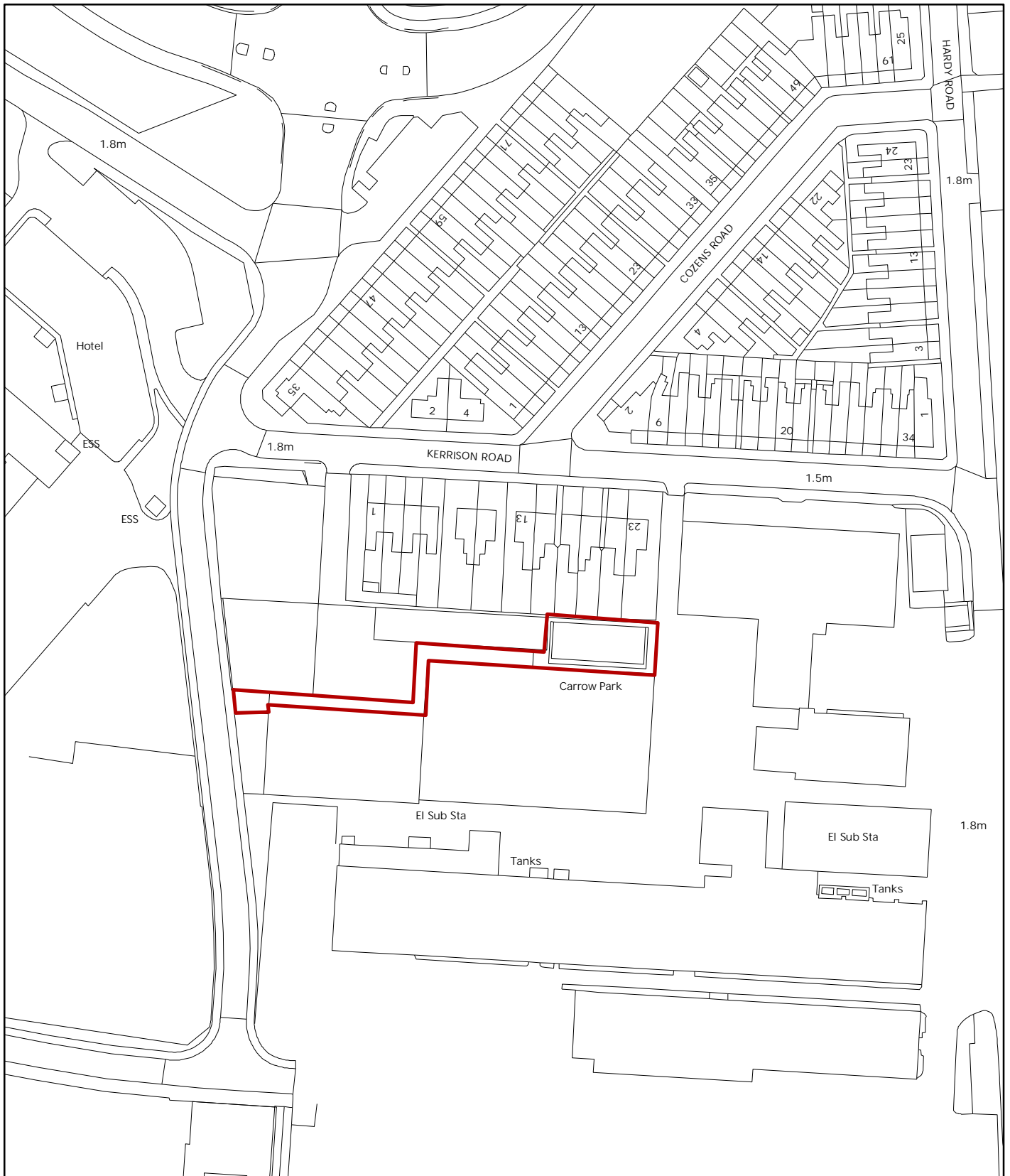
- The applicant is to be reminded of the need to continue to comply with the obligations in the existing Section 106 Agreement, including provisions relating to maintaining free usage, free use of the Teaching and Community

Room for local residents at all times in perpetuity, wherein 'Local Residents' includes residents of 35-37 Carrow Road, Clarence Harbour Court, Kerrison Road, Cozens Road, Hardy Road and the Railway Cottages.

- Standard good practice in construction advice.

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 negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and conclusions in this report.



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Planning Application No 13/00274/F

Site Address Norwich City Football Club Carrow Road

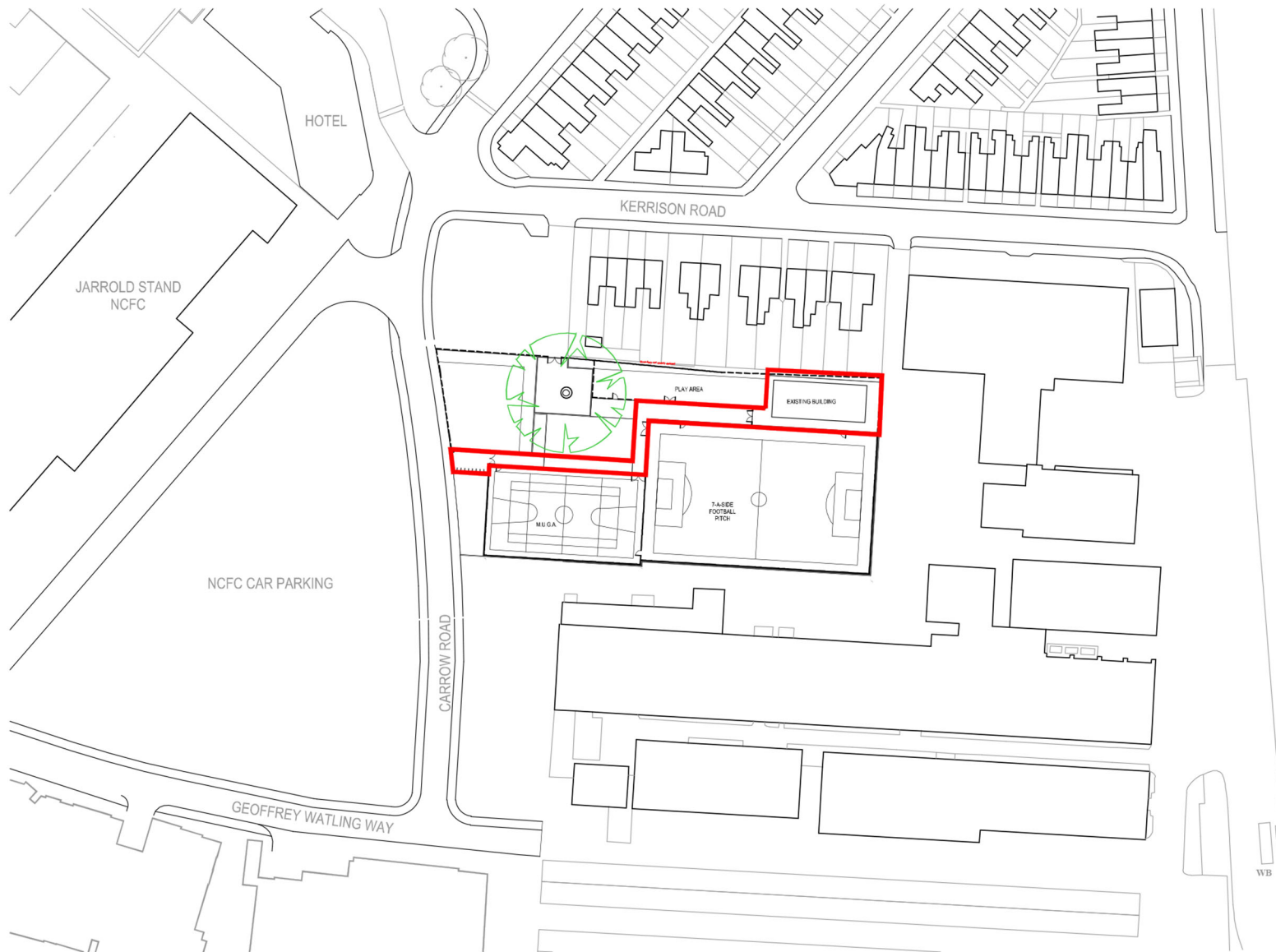
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NORWICH
City Council

PLANNING SERVICES





REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
Revisions				

CF

Architects Engineers Quantity Surveyors

PLANNING

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Also at:
London
Winchester
Southampton
Great Yarmouth

Norwich City (CSF)
Building Extension
Carrow Park
Norwich

Existing Site Location Plan

4454

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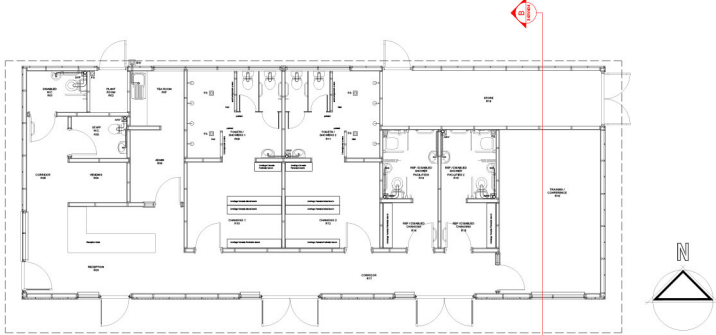
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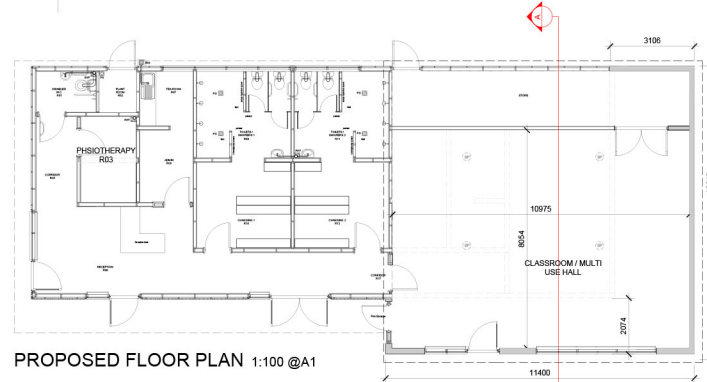
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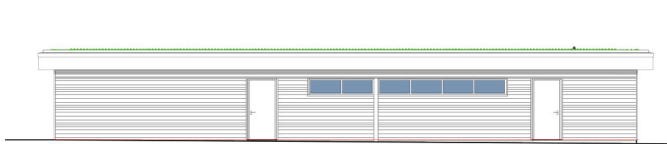
MSC



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PROPOSED FLOOR PLAN 1:100 @A1



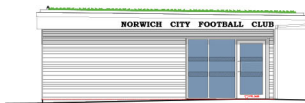
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PROPOSED NORTH ELEVATION 1:100 @A1



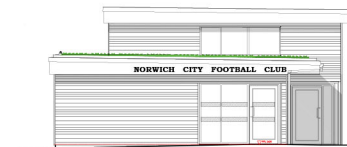
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EXISTING WEST ELEVATION 1:100 @A1



PROPOSED EAST ELEVATION 1:100 @A1



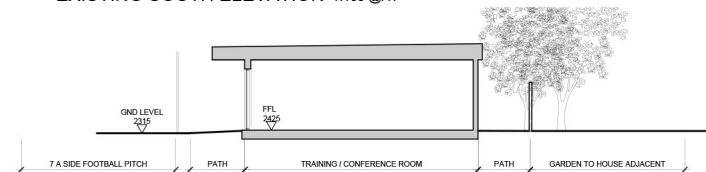
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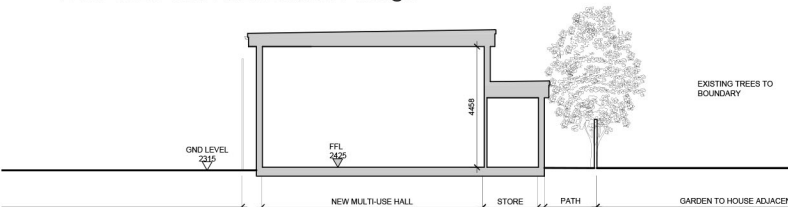
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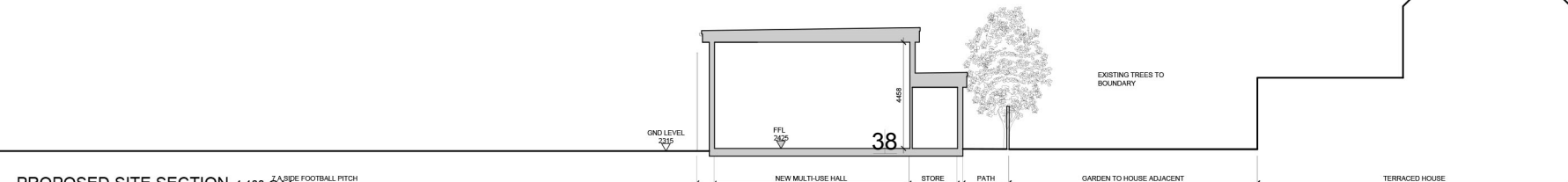
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EXISTING BUILDING SECTION 1:100 @A1



PROPOSED BUILDING SECTION 1:100 @A1



PROPOSED SITE SECTION 1:100 @A1

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
A	13/05/13	Higher section moved away from residential properties elevations amended	MSC	

Revisions

CF

Architects Engineers Quantity Surveyors

PLANNING

Norwich City (CSF)

Building Extension
Carrow Park
Norwich

Existing & Proposed Plans & Elevations

4454

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MSC

Report to Planning applications committee
Date 4 July 2013
Report of Head of planning services
Subject 13/00763/F Pointers Field Vicarage Road Norwich

Item
5(2)

SUMMARY

Description:	Erection of 12 No. new dwellings (8 No. one bedroom-two person flats and 4 No. two bedroom-four person houses), access road, parking and associated works.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Catton Grove
Contact Officer:	Mr Lee Cook Senior Planner 01603 212536
Valid Date:	8th May 2013
Applicant:	Orwell Housing Association Ltd
Agent:	Barefoot and Gilles Ltd

INTRODUCTION

The Site

Location and Context

1. The site is a corner of a public open space at Pointers Field of about 0.2 hectares in size and is surrounded by an established residential area containing a mix housing types and scale of buildings from 3 storey flats to the south-east of the site and 2 storey houses to the north. Some commercial activities are placed along the southern edge of the field which access onto Aylsham Road. The main blocks of flats to the south enjoy attractive urban settings and green spaces with other housing being at various densities with individual private garden spaces. Immediately to the east of the site is a new housing development which formed part of the HCA 100 homes project and which was approved in 2011.
2. The estate on Sleaford Green contains a core of flats within the northern area of the estate and houses which run to the south-west to Penn Grove and onto Aylsham Road. Access into the estate is from Angel Road to the east via Philadelphia Lane. The road system is effectively 2 cul-de-sacs. The north-south access roadway to the site accommodates some parking along its edge and the site is effectively the turning head area for this short road. Pedestrian links run from the south and also through Pointers Field east to west.
3. Pointers Field was previously private grazing land used in association with an adjoining abattoir but has been used as public playing fields since the 1980s. Mature trees are located within or adjoining the site and other planting which forms a historic hedge line located along its boundaries. Open space opens up from the site a small area of tree and shrub planting runs off the northern corner of the site which has evidence of drug taking and anti-social behaviour before being cleared

and replanted as part of the mews scheme to the east.

Constraints

4. The site and area of land to the west is an area of publicly accessible recreational open space (Policy SR3). The open space area also includes green link (SR12) and strategic cycle network (TRA15) designations. The adjoining mews housing was designed with an adopted highway which in negotiation was laid out to expect the connection into this area of Pointers Field.

Topography

5. The area slopes from north to south and has an existing landscape area along its eastern and northern boundaries. Other areas of planting are situated within Pointers Field which in part demark historic field boundaries such as the area to the west of the site.

Planning History

The dwellings and garages on Sleaford Green were approved in 1967 and formed part of the original development for this area in the late 1960's. To the north is an area of older (1930s) semi-detached and terraced housing centred on George Pope Road and Jewson Road.

The change of use from grazing land to open space on Pointers field was approved in 1977 and details agreed in 1980.

Outline planning permission (4940924/O) was granted in September 1996 for the overall development of the Pointer's Abattoir site, comprising residential, a retail food store, associated car parking and off site highway works. Details (4/1999/0365/D) of the retail food store, including access, parking, servicing and landscaping, were approved in October 1999. Details (4/2001/0061/D) of the residential development, comprising the erection of 78 dwellings, were approved in November 2001.

6. Discussions have taken place with Strategic Housing and Parks and Open Spaces concerning the potential of this and the adjacent garage site for redevelopment. Application 10/02195/F for redevelopment of Garages adjacent to 100 Sleaford Green to provide 5 No. houses and a block of 3 No. flats was approved by Planning Applications Committee on 3rd March 2011. That application was one of a series of applications by Orwell Housing for sites owned by Norwich City Council. NCC had entered into an agreement with the Homes and Communities Agency with an initial objective for the delivery of at least 100 new affordable dwellings with Orwell having been selected as the provider of these.
7. In relation to the current application a pre-application consultation event was held on 11th March 2013 at the Catton Grove Community Centre, Jewson Road, Norwich. This event was held with representatives from NCC Housing Dept, Orwell Housing and Barefoot and Gilles Architects. 7 consultation sheets and 5 e-mails were received as a result of this event either supporting the principle of development or raising concerns or issues about the development as initially proposed. Following this consultation the scheme has been revised to respond to several of the issues which had been raised.

Equality and Diversity Issues

There are no significant equality or diversity issues.

The Proposal

8. This particular application is for the provision 12 No. new dwellings (8 No. one bedroom-two person flats and 4 No. two bedroom-four person houses). The scheme includes associated access, parking, servicing, garden areas and associated works.

Representations Received

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received, one with 74 signatures but without address details, citing the issues as summarised in the table below.

Issues Raised	Response
Parking is inadequate now with not enough space for local residents. Plans will increase traffic and inconvenience levels. Development will add to parking in area with associated problems.	Paras 36, 37 and 40
Pointers field is a community facility which is being further eroded. Will set a precedent for more development on the entire site.	Paras 20 to 24 and 30
Potential to increase anti-social behaviour	Paras 22 to 24, 27 and 33

10. Norwich Society: We are very concerned that this existing green space is being taken for development when there is much local opposition. The scheme itself is acceptable and we are encouraged that the flats are being developed for council tenants. However, the loss of amenity space takes precedence in this case

Consultation Responses

11. **Historic Environment Service:** No objection in principle. The site is in an area of Second World War bomb craters and HES have previously suggested an informative advising of this and advising that the applicant may wish to investigate this prior to redevelopment.
12. **Norfolk Constabulary:** No objection in principle. Recommend that the development incorporates principles of “Secured by Design” and suggest appropriate detailing to car parking; external lighting; access to the rear of plots; defensive planting; sub-divisional boundaries; external doorsets and windows; and glazing.
13. **Norfolk County Council:** No comments.
14. **Environmental protection:** No objection in principle but notes conclusions of submitted reports in relation to contamination etc and suggests conditions and informatives; see assessment below.

15. **Local highway authority:** No objection in principle. Has provided advice in relation to cycleway, servicing, roadway etc; see assessment below.
16. **Parks and open spaces:** No objection in principle. Main issue would be to ensure that there is adequate mitigation for ecology impacts; see assessment below.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4	Promoting sustainable transport
Statement 6	Delivering a wide choice of high quality homes
Statement 7	Requiring good design
Statement 10	Meeting the challenge of climate change, flooding and coastal change
Statement 11	Conserving and enhancing the natural environment

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

Policy 1	Addressing climate change and protecting environmental assets
Policy 2	Promoting good design
Policy 3	Energy and water
Policy 4	Housing delivery
Policy 5	The economy
Policy 6	Access and transportation
Policy 9	Strategy for growth in the Norwich Policy Area
Policy 12	Urban renewal
Policy 20	Provision and support of infrastructure, services and facilities

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

EP1:	Contaminated Land
EP18:	High standard of energy efficiency for new development
EP20:	Sustainable use of materials
EP22:	High standard of amenity for residential occupiers
HBE12:	Design
HBE19:	Design for safety and security including minimising crime
HOU6:	Contributions to community needs
HOU13:	Proposals for new housing development on other sites
HOU18:	Construction of houses in multiple occupation
NE8:	Tree and habitat protection and enhancement
NE9:	Comprehensive landscaping scheme and tree planting
SR3:	Publicly accessible open space
SR12:	Green links network (existing and proposed)
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards
TRA11:	Contributions for transport improvements in the wider area
TRA14:	Safe pedestrian routes
TRA15:	Cycle network and facilities (existing and proposed)

Supplementary Planning Documents and Guidance

Trees and Development SPD – September 2007

Transport Contributions – Draft January 2006

Energy Efficiency and Renewable Energy SPD adopted – December 2006

Accessible and Special Needs Housing SPD – June 2006

Development of house in multiple occupation – June 2006

Other Material Considerations

Written Ministerial Statement: 23 March 2011: Planning for Growth

The Localism Act 2011 – s143 Local Finance Considerations

Interim Statement on the off-site provision of affordable housing December 2011

Emerging policies of the forthcoming new Local Plan (submission document for examination, April 2013):

Site Allocations Development Plan Document – Pre-submission policies (April 2013).

R46: Land at Pointers Field

Development Management Policies Development Plan Document – Pre-submission policies (April 2013).

DM1 Achieving and delivering sustainable development

DM2 Ensuring satisfactory living and working conditions

* **DM3** Delivering high quality design

DM4 Providing for renewable and low carbon energy

* **DM6** Protecting and enhancing the natural environment

DM7 Trees and development

DM8 Planning effectively for open space and recreation

DM9 Safeguarding Norwich's heritage

DM11 Protecting against environmental hazards

DM12 Ensuring well-planned housing development

DM13 Communal development and multiple occupation

* **DM30** Access and highway safety

DM31 Car parking and servicing

DM33 Planning Obligations and development viability

* These policies are currently subject to objections or issues being raised at pre-submission stage and so only minimal weight has been applied in its content. However, the main objectives of ensuring appropriate design, protecting the natural environment, amenity and ensuring safe passage around and within new development and prioritising pedestrian and cycle passage remains in place through Local Plan policies HBE12, NE8, TRA5 and TRA8.

Principle of Development

Procedural Matters Relating to the Development Plan and the NPPF

17. The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the majority of the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached

submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Policy Considerations

18. The scheme provides 12 affordable dwellings mixed between flats and houses. The density of development is at 60 dwellings per hectare and arranges the accommodation in such a way as to provide an attractive and well designed scheme which provides linkages through the site to the adjoining open space and play area from the housing area to the north east which at present is lacking.
19. Site layout respects its context and provides adequate standards of amenity and outlook for residents. The proposal is appropriate for its location close to local amenities and addresses many key requirements of the Joint Core Strategy in relation to design (Policy 2), renewable energy (Policy 3) and housing delivery (Policy 4).
20. This application seeks to redevelop part of the playing field area of Pointers Field for residential use. The site is currently identified as Urban Green Space in the Replacement Local Plan and is covered by policy SR3. In essence this policy does not allow development leading to the loss of such designated facilities (including existing sports pitches, sporting or recreational facilities or children's play areas) unless alternative facility or recreational value is provided and there is no overriding amenity or biodiversity interest that would be lost or damaged.
21. In terms of amenity and biodiversity interest an ecology assessment has been submitted with the application. Any development would be partially screened by existing and proposed trees and planting thereby maintaining a soft edge to the development adjoin Pointers Field. Conditions are also suggested in terms of tree protection, planting and maintenance of the wider area around the application site.
22. Over a number of years there has been a concern that this edge of Pointers Field has been subject to anti-social behaviour due to its remote position and lack of access into this area. The potential to enhance the attractiveness of the application area as a cycle and green link through the site and measures to improve surveillance and amenity value to help reduce some of these issues have been considered within the long term planning of the area which had been identified as being in need of potential improvement. Discussions have therefore taken place to see how site linkages could be improved and the area better overlooked through development proposals for this underused corner.
23. This led to inclusion of an area shown for future residential redevelopment within the sites allocation DPD previously at consultation. That allocation included the garage site on Sleaford Green as well as the corner of Pointers Field due to crime and anti-social behaviour issues; however, the potential future development area did not form part of that application but the scheme was negotiated to allow access into the remainder of the draft allocation in the corner of Pointers Field. The allocation site R46 as proposed within the Site Allocations Development Plan Document – Pre-submission policies (April 2013) is reduced to solely include the field corner given that the other area of development has now been delivered. No comments or objections have been received on the site allocation R46 and therefore significant weight can be applied to this submitted allocation.

24. The scheme will significantly improve access arrangements, amenity and safety within the area to help overcome local issues and any concerns. The remainder of the field is of significant local value and changes to the area are therefore limited to this and the previous application in terms of encroachment onto the space. The application is therefore considered to be compliant with existing and new policy requirements as detailed and provides for beneficial housing development within this area.

Housing Proposals

Affordable Housing

25. The Norwich area has an identified need for new affordable housing with 677 affordable homes needing to be developed in Norwich each year. The promotion of this site has been discussed with Orwell Housing Association who jointly with the City Council have committed to the whole site being affordable housing in perpetuity. The Council owned and managed units on site will be the eight 1 bed 2 person flats and Orwell will offer the houses as shared ownership housing built as part of a self build project.

Impact on Living Conditions

Overshadowing, Overlooking, Loss of Privacy and Disturbance

26. The scheme provides a linear arrangement of buildings facing the park to the west side of the site. The 4 houses and second block of flats continue the terrace effect of the recent development off Sleaford Green. The arrangement slightly deviates from the line of the end block of flats to the east and is at an angle to houses to the east. The closest corner of the new buildings is 11 metres away from the existing older flats or just over 7 metres from the new flats. However because of the triangular nature of the site the new flats taper away to the west to create significant space between buildings.
27. Houses on George Pope Road are a considerable distance to the north. Each new house has its own private garden and the proposed buildings are situated sufficiently forward and away from boundaries to avoid any significant overlooking of private areas to adjacent properties. The corner edge of the field and strip of land will fall within the managed space for the block of flats within the corner taking away public access and opportunity for anti-social behaviour in the space running along the back of gardens on George Pope Road. The presence of new buildings will reduce disturbance within the area and provided improved security within the park and adjoining areas.
28. The proposed layout achieves appropriate distances between new and existing buildings and does not, as a result, create any significant overshadowing or overlooking problems. The scheme provides a reasonable standard of living and garden spaces which would provide an attractive living environment and which would integrate well with the character of the area. The development is of an attractive design with enhancements to planting within the area and overall the scheme should not adversely affect the view from nearby dwellings that at the moment look out over the park.

Design

Layout

29. Given the awkward shape of the site and requirements for access through the site for pedestrians and cyclists, various potential issues related to layout and impact on amenity have been assessed as part of ongoing discussions with the agent to

overcome any local concerns. The proposed layout has been revised following negotiations and shows the main parking and turning area culminating at the top of the mews road adjoining. The turning space is positioned to stop the continuation of the road with the exception of pedestrian/cycle access through into the field.

30. This is designed to take advantage of this space in terms of access and parking, maintain space between buildings, protect existing trees and importantly to ensure that any road does not give option for access from this side for further development on Pointers Field.
31. The general appearance of the scheme succeeds in having a distinctive character which takes its lead from the new housing to the east and unifies this small new estate of housing. The design is not one that will be overbearing on any of the existing developments, and fits in well with the general context which is difficult as the three separate developments around the site are all quite different in character in terms of scale, form and materials. The form and positioning and varying heights and roof pitches created by the blocks of flats create a good end point to the new terrace and will aid legibility when entering the development.
32. The scheme steps up the site and is appropriate in scale and form providing simple two storey forms of domestic dwellings using simple pitched roofs and a limited range of building materials to the walls, joinery and details. It is suggested that details of materials form a condition of any consent to ensure they match the adjacent scheme. Subject to these details the design is considered to be appropriate.
33. The terrace of flats on the west boundary is designed to make a clearer distinction between the public and the private gardens/green areas. Enhanced planting along the western edge of the site and an avenue of tree planting along the edge of the new link will focus on the entrance point of the field. The additional landscaping relates well to the street and area and the new access and pedestrian route recreates a “live” frontage along the footpath which enhances surveillance of the area. Additional overlooking of the field will also be provided by the flats which close off the awkward corner area which has previously been a site of anti-social behaviour.
34. Amenity space is provided at the rear of the buildings with each unit, including the flats, having a secure, private and accessible space. The building footprint has been designed to give the block a good setting and space within the street scene. The development also seeks to retain some of the mature trees and hedging on the site which will be enhanced by additional landscaping. Again details are suggested covering hard and soft landscaping for the site.

Building for Life

35. The Joint Core Strategy policy 2 requires the design quality of new housing developments to be assessed against the national Building for Life criteria or any successor to Building for Life, and to achieve a score of 14 out of 20. Since adoption of the plan, the Building for Life criteria has changed and there is no longer a numerical scoring system. There are now 12 criteria rather than 20 and schemes are awarded green, amber or red against each criterion. This scheme would expect to receive no red indicators and where detail is lacking or is needed to form a complete judgement it is fully expected that following assessment of details requested by condition the scheme would attract a majority of green indicators. The scheme is therefore well supported in design terms and is considered to be

acceptable against the Building for Life criteria.

Transport and Access

Vehicular Access and Servicing

36. The earlier mews court roadway has been provided to extend up to the east boundary and future turning space provided within this site as suggested by the highways officer to formally bring the road to adoptable standards. The scheme provides a single access point which links onto the end of this adopted highway and provides a new parking area around the turning head. This helps maximise site potential and creates an attractive and overlooked parking space for future residents. Other on street parking has previously been revised further to the east within the new access arrangement to accommodate other local residents.
37. The revised form of access and parking should adequately serve both the existing and proposed residential units without causing highway safety or parking issues. The road surface is designed as a safe home zone area. The new access is adequate for the purposes and numbers involved in the development and parking can still take place within the area without detriment to safety or access. Conditions are suggested in relation to surface materials to ensure appropriate final design of the area.

Car Parking, Servicing and Cycling Parking

38. Proposed levels of parking are in line with the maximum suggested in Appendix 4 of the Adopted Local Plan and as such this level of provision accords with local policy and advice on encouraging sustainable modes of transport and car usage.
39. Each property has been designed with sufficient storage space to accommodate the bin requirements for the site. The blocks of flat are provided with a communal bin store and space provided within gardens for the houses to stand bins. The facilities are capable of access and collection from the highway and as such make an adequate provision for servicing.
40. Adequate cycle storage has also been built into the scheme. Again, the blocks of flat have communal stores designed to be accessible from the entrance paths to the flats. Each house has potential for a store within garden spaces. Each house has a rear garden gate leading to paths within the development to improve access to external storage spaces. These aspects of the development enhance the design and operation of the scheme and long term amenity value for the residents. Again conditions are suggested to ensure provision of facilities for each dwelling.

Cycle Routes and Pedestrian Links

41. The scheme layout has specifically been arranged to enhance the neighbourhood cycle routes between Elm Grove Lane and Aylsham Road and will also connect to the north-south neighbourhood link and main cross City link. Sufficient width has been provided between buildings to enhance visibility and use of the link space. Dual use as a pedestrian link is available to allow better access to Pointers field or through into Aylsham Road shops and services. Further design work is required on landscaping and again conditions are suggested in relation to hard and soft landscaping details.

Environmental Issues

Site Contamination and Remediation

42. Site check data provided with the application shows no potentially contaminative

historical land uses on-site and it appears to have been undeveloped and part of a field system until the mid 20thC when adjacent residential properties and other buildings began to be built. At that time the land was shown as allotments. Further to the west is the former site of Pointers abattoir. Some low level contamination has been identified in made ground and further investigation is recommended to characterise the near surface soils otherwise some form of remediation might be required. Conditions are suggested in relation to site contamination.

Flood Risk and Drainage

43. The site is below 1Ha in size and within flood zone 1 and therefore a flood risk assessment is not formally required for this scale of development. However the site allocation R46 suggests assessment of flood and drainage issues and therefore a drainage strategy report has been submitted with the application. Flood zone 1 is a low probability flood zone and comprises land with less than 1 in 1000 annual probability of flood which more likely would be the subject of intense rainfall events. The report advises that the site is not within an area known to be at risk and is at low risk of flooding from land/surface water flooding.
44. It is understood that the ground conditions are not suitable for traditional soakaways due to poor infiltration and the possible risk of solution features in the underlying chalk strata. A sustainable approach is therefore proposed for surface water incorporating storage of peak flows and discharge to the public sewer at a controlled rate to prevent flood issues elsewhere rather than infiltration. Foul drainage was provided for the new Eglington Mews adjoining the site. These sewers are subject to adoption by Anglian Water and a foul sewer connection to the public sewer is available. A condition is suggested in relation to the provision of the surface water storage on site and future maintenance of any storage structures.

Energy Efficiency and Renewable Energy

45. Discussion has taken place concerning on-site energy provision and alternative options considered for providing at least 10% energy demand from decentralised low and zero carbon technologies (LZC) in line with JCS policy 3. The applicants have also provided information on renewable energy systems and suggested the potential for using PV panels for the scheme and indication given of unit location within the elevation drawings. Given the size and orientation of the site this form of energy production is likely to provide in excess of the 10% energy requirement under Policy 3 of the Joint Core Strategy. It is felt that in the circumstances final detail of the policy requirement for energy production could adequately be covered by condition.

Sustainable Construction

46. The design and access statement submitted with the application details that the applicants are committed to achieving code for sustainable homes level 4 for the flats and code level 3 for the houses. This approach will also incorporate other construction methods to improve site performance and as such is considered to be acceptable.

Water Conservation

47. The agent has indicated that the scheme can be designed to meet sustainable homes Code Level 4 with internal water consumption to be limited to 105 litres per person per day by incorporating water saving facilities. It would therefore be reasonable to impose conditions for the scheme requiring the development to meet appropriate levels of water usage as promoted by JCS policy 3.

Lighting

48. On site lighting to external spaces needs to reflect the site improvements which enhance cycle and footpath connections and complete the access road for this and the adjoining site. Such lighting and individual lights to the proposed dwellings could potentially cause amenity and design issues for the area and it is suggested

that conditions are imposed requiring details to be agreed for the final scheme to ensure appropriate location and levels of illumination.

Trees and Landscaping

Loss of Trees or Impact on Trees

49. Various areas of the site have been assessed in terms of their value and capacity for improvement. At present areas of planting include those along the northern boundaries; tree and planting groups along the east side of the site; a central B class tree (T004); and areas of former boundary hedge and trees within Pointers Field to the west. Discussion has taken place in relation to the central B class tree and impact that the new roadway would have on its possible retention. The locations of the road and turning area have been revised in order to keep this tree but will result in the loss of tree T05 which is a poor quality specimen.
50. In relation to the other features, the development will sit within the green edges of the site, thereby retaining potential amenity and ecological value of the landscaping to the east and north of the site. It will be important however to ensure that trees to be retained are protected during construction and appropriate methods undertaken for any works close to trees. Given that information is required in relation to some aspects of the development conditions are also suggested to require arboricultural monitoring and updated AMS reports.

Replacement Planting

51. Landscape enhancement has also been requested together with enhanced planting methods for replacement trees in the area of the cycle link. It is suggested that the hedge line is improved along the west frontage and additional planting take place along the northern boundary which will help bolster these landscape features. Tree provision at the top end of Pointers Field will be assessed and additional planting take place resulting from tree contributions for this area from the earlier planning application.
52. The resulting planting overall will improve tree quality in the area, green links and the street scene of the scheme. The landscaping should also add value to landscape diversity within the area and the sites linkages east to west. Conditions are therefore suggested requiring new landscaping and the replacement of trees and landscaping in accordance with a scheme to be agreed.

Biodiversity

53. Commentary has been provided with the application which assesses biodiversity issues. There is potential to improve the site and to enhance green linkages within the area leading to Pointers Field and it is suggested that it would be appropriate to take up the suggestions in the ecology report and to impose conditions requesting enhancements of some nesting and planting conditions on and around the site. An informative is also suggested in relation to the timing of site clearance with regard to species nesting on site.

Local Finance Considerations

54. The proposal would, if approved, result in additional Council Tax revenue for the Council and new homes bonus and under section 143 of the Localism Act the council is required to consider the impact of new development proposals on local finance. However, it is also important to take into account other material considerations in assessing the merits of proposals, which in this case include the location of residential development, use of open space, impact on residential amenities, design, transport and environmental considerations, amongst other things.

Planning Obligations

Affordable Housing, Transport Improvements and Street Trees

55. The S106 requirements for the site have been assessed and in terms of local requirements and necessity for local improvements these would be contributions for transport improvements and tree planting and provision of affordable housing. The planning obligations for tree planting were agreed with the previous application and that contribution could go to improvements along the western edge of the site. Transport improvements are directed at providing a cycle link facility partly within the site which addresses any normally expected contribution for local improvements. The issue of affordable housing provision will be covered by the land management and any land transfer and will not require a separate S106 agreement with the application.

Conclusions

56. The scheme is coming forward as part of housing initiatives to improve local places and to meet requirements for housing supply in appropriate locations. Having weighed up the relevant planning policies surrounding the loss of the open space and redevelopment for housing on balance it is considered that the proposals are acceptable in principle and are supported by the change in policy direction through the Site Allocations Development Plan Document – Pre-submission policies (April 2013).

57. The design and layout is considered acceptable with a good relationship between the public and private realms. Access, parking and servicing arrangements are also considered to be appropriate as are the amenity standards for existing and proposed dwellings. The development also responds to site constraints in terms of their implications for trees, energy efficiency, drainage and contamination. Subject to the conditions listed the proposals are considered to be acceptable and will provide for much needed affordable housing development in this part of the City.

RECOMMENDATIONS

To approve application no 13/00763/F Pointers Field Vicarage Road Norwich 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. Facing and roofing materials and external joinery to match adjacent mews development
4. Details of external lighting; solar panels and fixings;
5. Details of access road surface, car parking, cycle storage, bin stores provision;
6. Details of landscaping, planting, tree pits, biodiversity enhancements, footpath/cycle link to green space, site treatment works, boundary treatments, gates, walls and fences and landscape maintenance;
7. Details of arboricultural monitoring and additional AMS for specific tree works;
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;

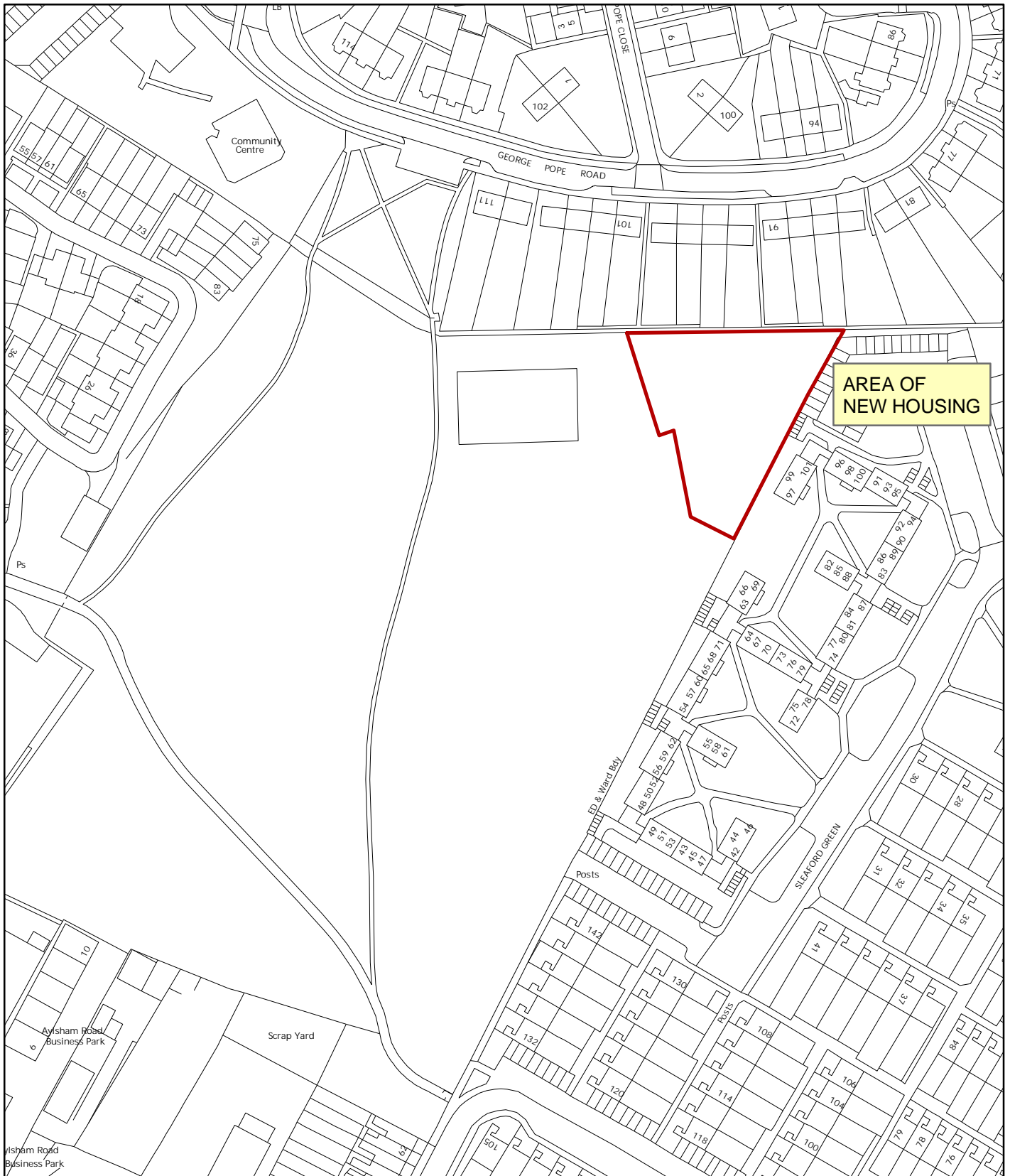
12. Details of water drainage strategy and drainage management;
13. Site contamination investigation and assessment;
14. Details contamination verification plan;
15. Cessation of works if unknown contaminants found; and
16. Control on any imported materials.

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 negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land transfer, appropriate conditions and for the reasons outlined within the committee report for the planning applications committee meeting on 4th July 2013.

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. Materials removed from site should be classified and disposed of at suitable licensed facilities;
3. Site clearance to have due regard to minimising the impact on wildlife.
4. Investigation for Second World War bomb craters



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Planning Application No 13/00763/F

Site Address Pointers Field Vicarage Road

Scale 1:1,500



NORWICH
City Council

PLANNING SERVICES





03.05.2013	A	First Issue		AB	RG
Date	Rev	Descriptions		Drawn	Checked

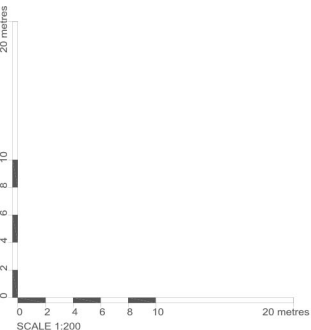
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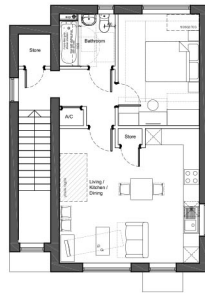
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Tel: 020 7336 7944 Fax: 020 7336 0707
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Tel: 01245 351400 Fax: 01245 359988
2 Cromwell Court Ipswich, Suffolk, IP1 1XG
16 St. Peter's Street Tel: 01473 257474 Fax: 01473 251540
design@barefootgilles.com www.barefootgilles.com

Project	Norwich CC Site, Pointers Field Sleaford Green, Norwich		
Client	Orwell Housing Association		
Drawing	Street Elevation/Site Section.		
Scale & Format	1:200 @ A1	Date	03-05-2013
BGA Drawing No.	1805 DE 30-01	Revision	A
Drawing Status	PLANNING		

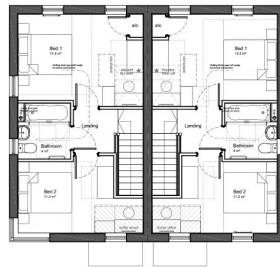
PROJECT NO.	STATUS	TYPE	DWG NO.
example: 1234	SC - Sketch DE - Planning PI - Production Information	15- Site / External Plans 20- Floor / Roof Plans 30- Elevations 40- Sections 50- Details 60- Schedules 70- Room Layouts	example: 01

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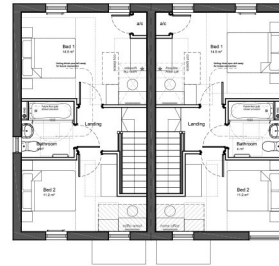




FIRST FLOOR PLAN
PLOTS 1 - 2



FIRST FLOOR PLAN
PLOTS 3 - 6



Notes on Materials:

Walls:

Facing bricks: Sandstone Weathered Buff approved by Local Authority.
T&G Finn Forest Thermowood vertical boarding approved by Local Authority.
Render, colour white, approved by Local Authority.

Roofs: Sandtoft - 20-20 range Interlocking plain tiles, colour: Antique Slate, approved by Local Authority.

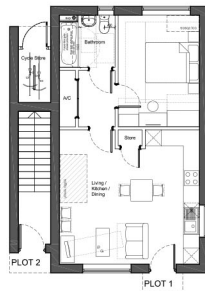
Windows: Softwood timber doubled glazed units - Colour 'White'.

Obscured Glazing

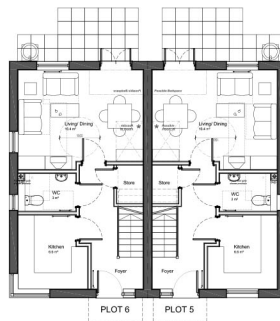
Front Doors: Eco Doors by PDS Door (or similar) - painted timber faced doors. Colour: White.

Facias and bargeboards: White.

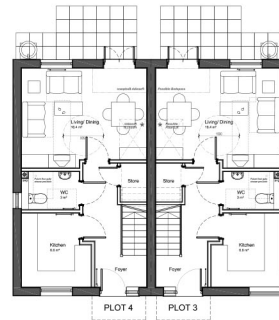
Rainwater goods: Black U-PVC gutters and downpipes.



GROUND FLOOR PLAN
PLOTS 1 - 2



GROUND FLOOR PLAN
PLOTS 3 - 6



57

CDM
CONSTRUCTION (DESIGN AND MANAGEMENT) REGULATIONS 2007
Designers must provide information for the construction of the building. These notes refer specifically to the information shown on this drawing. Refer to Health & Safety Plan for further information.

1. If you do not fully understand the risks involved during the construction of the items referred to on this drawing, consult your health & safety advisor or a member of the design team before proceeding.

Date	Rev.	Descriptions	Drawn	Checked
05.03.2013	A	First Issue	AB	RG

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Project Norwich CC Site, Pointers Field Sleaford Green, Norwich

Client Orwell Housing Association

Drawing Floor Plans and Elevations Plots 1 - 6

Scale & Format 1:100 @ A1

BGA Drawing No. 1805 DE 20-01

Drawing Status PLANNING

DATE TO BGA DRAWING NUMBER

PROJECT NO.	STATUS	TYPE	DRAWING NO.
example: 1234	OK = Sketch OK = Planning P1 = Production Information	10- Site / External Plans 20- Floor Plans 30- Sections 40- Details 50- Details 60- Sections 70- Room Layouts	example: 01

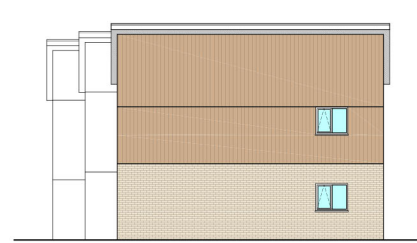
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REAR (EAST) ELEVATION
PLOTS 7 - 12



SIDE (NORTH) ELEVATION
PLOT 7 - 12



FRONT (WEST) ELEVATION
PLOTS 7 - 12



SIDE (SOUTH) ELEVATION
PLOTS 7 - 12



FIRST FLOOR PLAN
PLOTS 7 - 12



GROUND FLOOR PLAN
PLOTS 7 - 12

Notes on Materials:

Walls:
Facing bricks; Sandstone Weathered Buff approved by Local Authority.
T&G Finn Forest Thermowood vertical boarding approved by Local Authority.
Render, colour white, approved by Local Authority.

Roofs: Sandtoft - 20-20 range interlocking plain tiles, colour: Antique Slate, approved by Local Authority.

Windows: Softwood timber doubled glazed units - Colour 'White'.

 Obscured Glazing

Front Doors: Eco Doors by PDS Door (or similar) - painted timber faced doors. Colour: White.

Facias and bargeboards: White.

Rainwater goods: Black U-PVC gutters and downpipes.

01/05/2013	A	First Issue	AB	RG
Date	Rev	Description	Drawn	Checked

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Project	Norwich CC Site, Pointers Field Sleaford Green, Norwich
Client	Orwell Housing Association
Drawing	Floor Plans and Elevations Plots 7 - 12
Scale & Format	1:100 @ A1
BGA Drawing No.	1805 DE 20-02
Drawing Status	PLANNING
Date	03-05-2013
Revision	A

PROJECT NO.	DATE	NO. OF SHEETS
1805 DE 20-02	03-05-2013	01
1805 DE 20-02	03-05-2013	01

Report to Planning applications committee
Date 4 July 2013
Report of Head of planning services
Subject 13/00699/F Land Between 109 And 113 Waterloo Road
Waterloo Road Norwich

Item
5(3)

SUMMARY

Description:	Erection of 1 No. terraced dwelling with 2 No. bedrooms.
Reason for consideration at Committee:	Objection
Recommendation:	Approve
Ward:	Sewell
Contact Officer:	Jo Hobbs Planner 01603 212526
Valid Date:	17th May 2013
Applicant:	Mr Thomas Joynes
Agent:	Mr Thomas Joynes

INTRODUCTION

The Site

Location and Context

1. The site is located on Waterloo Road to the north of the city centre. The site is currently a gap in an existing row of terrace houses facing east onto Waterloo Road.
2. The surrounding area is predominantly residential with some commercial uses near the site including a public house, health and beauty salon, music shop and hot food takeaway. To the rear of the site are the rear of dwellings that face onto Angel Road. These are slightly higher in land level to the application site.
3. The site is near the controlled parking zone on Waterloo Road. The site itself is not within the controlled parking area.

Planning History

4. 40981 – erection of one dwelling. Refused due to site being too small for new dwelling. 31 July 1972.

Equality and Diversity Issues

5. There are no significant equality or diversity issues. The site is in a fairly accessible location enabling people without access to private car, such as younger people. The new dwelling would also be subject to building regulations to ensure the dwelling is built to good accessibility standards.

The Proposal

6. The application is to reinstate the former 111 Waterloo Road. The previous building is believed to have been demolished due to bomb damage in the Second World War. The proposed dwelling would form a terraced, two-bedroom dwelling with access to the rear of the site via the alleyway adjacent to 109 Waterloo Road.

Representations Received

7. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

8.

Issues Raised	Response
Parking pressures	Paragraph 12
Access to rear gardens	Paragraph 24
Value of property	Paragraph 28
Loss of light	Paragraph 18
Unsightly refuse storage in front garden	Paragraph 25
Noise	Paragraph 19
Loss of privacy	Paragraphs 20-21
Boiler vent on side of neighbouring property	Paragraph 29
Disruption during building works	Paragraph 22
Loss of quality of life	Paragraphs 15-22

Consultation Responses

9. Local Highway Authority – No comments received.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

National Planning Policy Framework:

Statement 4 – Promoting sustainable transport

Statement 6 – Delivering a wide choice of high quality homes

Statement 7 – Requiring good design

Statement 10 – Meeting the challenge of climate change, flooding and coastal change

Statement 11 – Conserving and enhancing the natural environment

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

Policy 1 – Addressing climate change and protecting environmental assets

Policy 2 – Promoting good design

Policy 3 – Energy and water

Policy 4 – Housing delivery

Policy 6 – Access and transportation

Policy 9 – Strategy for growth in the Norwich Policy Area

Policy 12 – Remainder of Norwich area

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

HBE12 – High quality of design
EP16 – Water conservation and sustainable drainage systems
EP18 – High standard of energy efficiency
EP22 – High standard of amenity for residential occupiers
HOU13 – Criteria for new housing sites
TRA6 – Parking standards
TRA7 – Cycle parking standards
TRA8 – Servicing provision

Other Material Considerations

Written Ministerial Statement: Planning for Growth March 2011
The Localism Act 2011 – s143 Local Finance Considerations

Procedural Matters Relating to the Development Plan and the NPPF

The Joint Core Strategy and Replacement Local Plan (RLP) have been adopted since the introduction of the Planning and Compulsory Purchase Act in 2004. With regard to paragraphs 211 and 215-216 of the National Planning Policy Framework (NPPF), both sets of policies have been subjected to a test of compliance with the NPPF. Both the 2011 JCS policies and the 2004 RLP policies above are considered to be compliant with the NPPF. The Council has also reached submission stage of the emerging new Local Plan policies, and considers most of these to be wholly consistent with the NPPF. Where discrepancies or inconsistent policies relate to this application they are identified and discussed within the report; varying degrees of weight are apportioned as appropriate.

Emerging DM Policies

Please note that these policies were to the Planning Inspectorate in April 2013 and some weight can be applied to these policies. Some policies subject to objections have not been included in this list as these issues are unlikely to be resolved within the time frame of the application, and therefore should not be given much weight.

DM1 Achieving and delivering sustainable development
DM2 Ensuring satisfactory living and working conditions
DM3 Delivering high quality design
DM12 Ensuring well-planned housing development
DM28 Encouraging sustainable travel
DM30 Access and highway safety
DM31 Car parking and servicing

Principle of Development

Policy Considerations

10. The site is on previously developed land in a fairly accessible location, with good access to shops and public transport links to the city centre. The principle of residential development is therefore considered to be acceptable.
11. The acceptability of the proposed dwelling requires careful consideration of highway safety and parking, design, residential amenity, refuse and cycle storage, water conservation and local finance considerations.

Highway safety and parking

12. The addition of this dwelling would remove a garage and off-road parking space. The dwelling would also increase parking demand through the addition of one dwelling. The site is outside of an adjacent controlled parking zone to the south. Concerns have been raised over the increase in parking pressures from the proposed development. There would be a small increase in parking pressure from the proposed development, but this increase would be small enough to an extent it would be unreasonable to refuse permission on this basis. The single dwelling would not significantly increase parking pressures. Whilst the concerns of surrounding residents are noted this is not a sufficient enough reason in planning terms to merit refusal of the application.

Design

13. With reference to design, the appearance of the proposed dwelling ties in well with the existing terraced dwellings. The height, form, choice of materials and design details are all considered appropriate and are in keeping with the existing design of built form. To ensure a good quality finish to the appearance of the dwelling a condition is recommended for the external materials to be agreed.
14. A condition is also recommended for boundary treatment and hard landscaping to ensure appropriate screening and use of permeable hard surfacing where possible.

Residential amenity

15. The amenity of existing neighbouring residents and future residents of the dwelling must be considered.
16. The future residents would have a rear garden to be used as private amenity area as well as a small front garden. A condition is recommended to ensure the removal of the existing garage in the rear garden. Whilst unlikely this would be retained, it does need to be removed to provide adequate outdoor amenity space for future residents. The property would be overlooked to the front rooms from the east side of Waterloo Road, but this is a typical feature of terraced houses and so would not be sufficient to merit refusal of the application.
17. Due to the orientation of the proposed dwelling and the location of neighbouring windows facing north, there would be no loss of direct sunlight. The arrangement is typical of terraced houses in the vicinity.

Outlook and daylight

18. The new built form would bring the two storey built form closer to the windows at 113 Waterloo Road. This would lead to some loss of outlook and potentially daylight. However, as these windows already face north towards 113 Waterloo Road the extent of this loss would not be sufficient to merit refusal of the application. The arrangement is typical of terraced houses in the vicinity.

Noise and Disturbance

19. The additional noise and disturbance of one dwelling would not be sufficient to merit refusal of the application given that there are already a number of rear residential gardens in close proximity. Although a sense of space would be lost with the development of this plot, the existing garage building already takes up space within the rear of the plot. The conversion to a garden would remove this built form.

The arrangement is typical of terraced houses in the vicinity.

Overlooking

20. The majority of windows would face east and west, either onto Waterloo Road or to the rear of the plot. In relation to both there are existing windows on 109 and 113 that face these aspects creating a certain level of overlooking already. It would therefore be difficult to refuse the application on the grounds of increased overlooking in this instance.
21. There are two windows that would face 113 Waterloo Road to the south. The window at ground floor would face boundary fences and be at an angle that would make overlooking to the first floor of 113 Waterloo Road reduced to an acceptable level. However, the window at first floor proposed would directly look to the first floor window at 113 Waterloo Road. This would not be acceptable due to the close proximity of these windows. As there are two windows to this rear first floor bedroom on the proposed dwelling a condition is recommended for this side facing window to be obscure glazed and fixed shut to prevent overlooking.

Disturbance during construction

22. The inevitable disturbance caused during construction is not be a sufficient reason to refuse development. An informative note is recommended to remind developers of appropriate construction hours and ways to reduce disturbance to neighbours. This is controllable via other legislation.

Refuse and cycle storage

23. Cycle storage is proposed to be located in the rear garden. Access to the highway is provided through a right of way along the rear of the properties to the alleyway adjacent to 113 Waterloo Road.
24. Access to the rear of properties along Waterloo Road is maintained through a flying freehold according to information submitted with the application. However, this is a matter that is outside of planning legislation to control and would be a civil matter to resolve. It cannot therefore be used as a reason for refusing a planning application.
25. Refuse storage would be provided in the front garden. Whilst this is not the preferable location for refuse bins it would be difficult to prevent this. It would be possible for the residents to store bins in the rear garden needed, but it is difficult to control the behaviour of future residents of the site. The arrangement is typical of terraced houses in the vicinity.

Water conservation

26. Given the scale of development the dwelling would not need to have on-site renewable energy provision. Water efficiency would need to meet Code for Sustainable Homes level 4 for water usage. A condition is recommended to ensure as such.

Local Finance considerations

27. Under Section 143 of the Localism Act the council is required to consider the impact on local finances, through the potential generation of grant money from the New Homes Bonus system from central government. The completion of new dwellings would lead to grant income for the council. This is a material

consideration but in the instance of this application the other material planning considerations detailed above must be fully considered.

Other matters raised in letter of representation

28. The change in value of neighbouring properties from development is not itself a material planning consideration. The impacts that may lead to a perceived loss of value, such as overlooking and outlook are material considerations and have been given due consideration in the above report.
29. The location of boiler flues on the side of the neighbouring building would be a civil matter for the land owners to resolve and is also controlled under the Building Regulations.. As works would be against a party wall consent would need to be sought under the Party Wall Act, outside of planning legislation. This cannot therefore be a reason for refusal for this application.

Conclusions

30. The dwelling would be located on previously developed land in a fairly accessible location and close to existing services. It is considered that the design is in keeping with the surrounding development and that the proposal will not have an adverse impact on the amenities of the immediate neighbours or the wider area by virtue of existing residential windows on neighbouring properties and through the use of obscure glazing on first floor side facing windows. The additional parking requirements could be accommodated within existing on-street parking in the immediate area.
31. As such the proposal accords with the criteria set out within saved policies HBE12, EP16, EP22, HOU13, TRA6, TRA7 and TRA8 of the adopted City of Norwich Replacement Local Plan (2004), and policies 1, 2, 3, 4, 6, 9 and 12 of the adopted Joint Core Strategy (2011) and statements 4, 6, 7, 10 and 11 of the National Planning Policy Framework (2012).

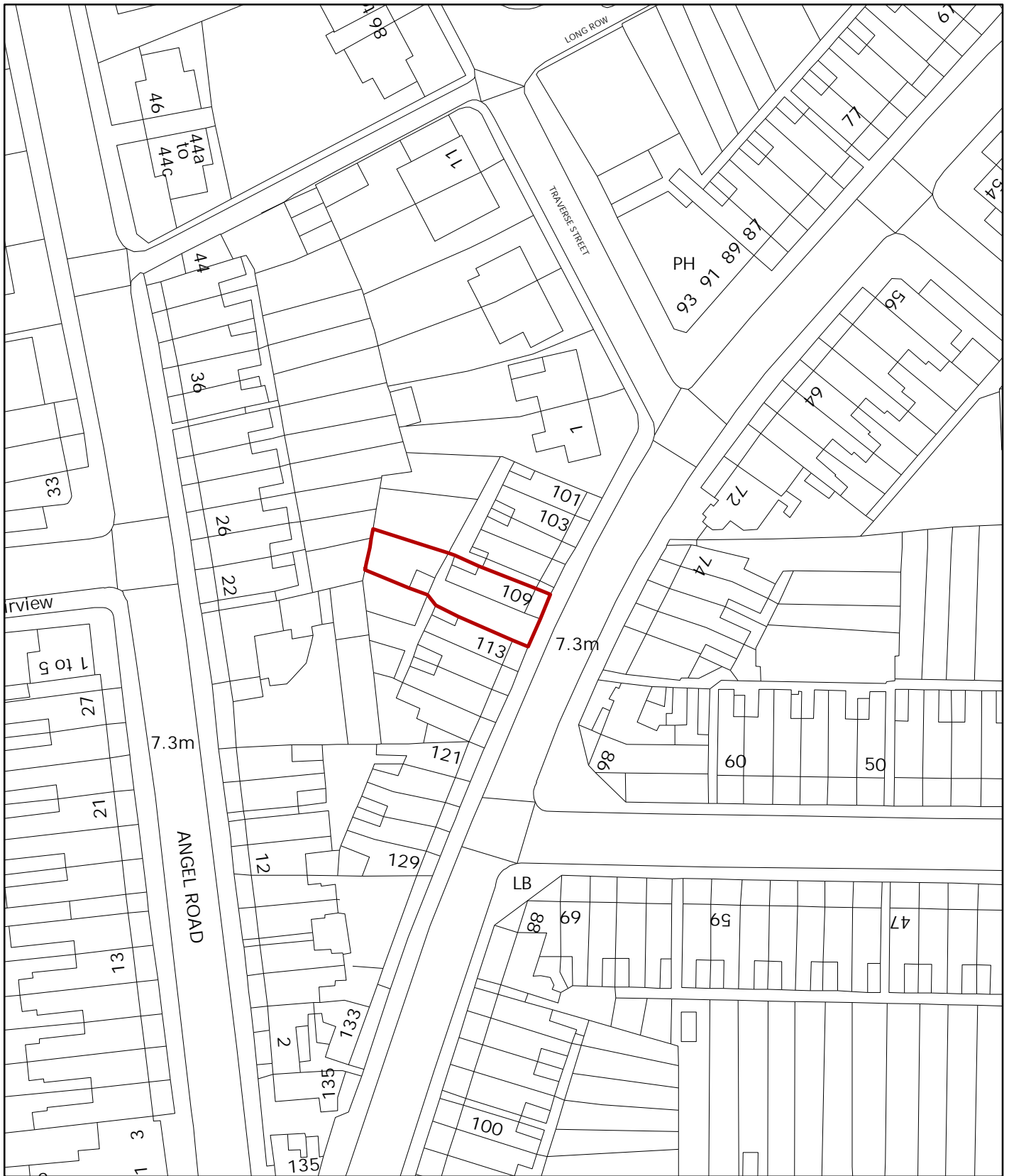
RECOMMENDATIONS

To approve Application No (enter application number and address) and grant planning permission, subject to the following conditions:-

- 1) Standard time limit
- 2) In accordance with plans
- 3) Details of external materials, boundary treatments and hard landscaping (which should be permeable) to be submitted
- 4) Cycle and refuse storage to be provided
- 5) Water conservation
- 6) South facing first floor window to be obscure glazed and fixed shut
- 7) Removal of existing garage building from plot

Informative Note:

- 1) Construction working hours



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Planning Application No 13/00699/F

Site Address Land between 109 and 113 Waterloo Road

Scale 1:750



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City Council

PLANNING SERVICES

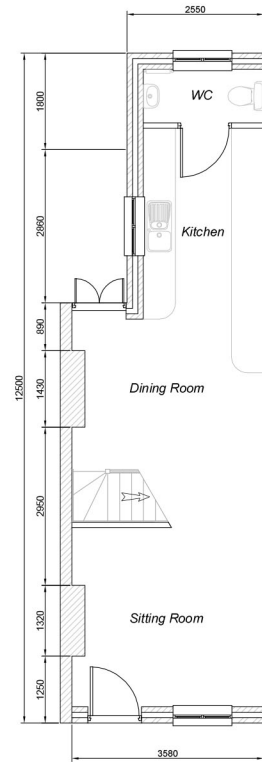




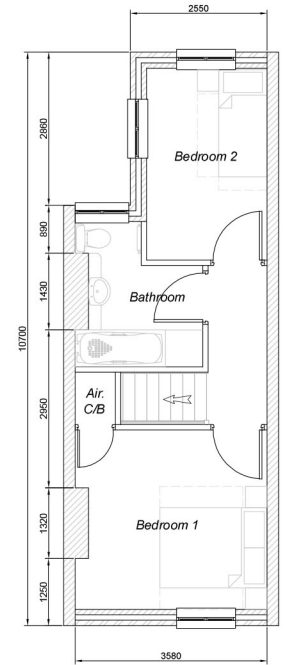
Waterloo Rd. Existing Street Elevation
1:100 Scale



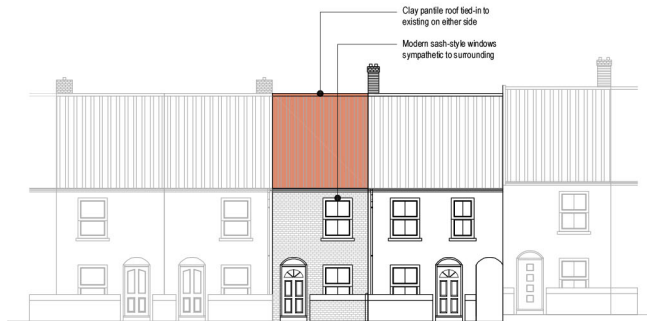
Existing Rear Elevation
1:100 Scale



Proposed Ground Floor
1:50 Scale



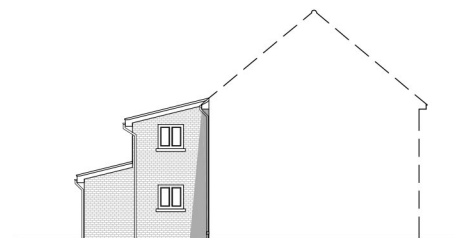
Proposed Upper Floor
1:50 Scale



Waterloo Rd. Proposed Street Elevation
1:100 Scale



Proposed Rear Elevation
1:100 Scale



Proposed Side Elevation
1:100 Scale



Existing prefabricated garage to be demolished
Do not scale from this drawing, use figured dimensions only.
All dimensions to be checked on site.

client: Miss K. Gillet & Mr. T. Joyner		title: Existing & Proposed Elevations, Floor Plans		drawn: PW	date: 13/02/13
project: Plots 109 & 111 Waterloo Rd. Norwich, Norfolk		status: Planning Application		checked: -	scale: @ A1 (AS NOTED)
rev.		date		description	
dm		chkd			
		02		P1	