

## Report for Resolution

**Report to** Planning Applications Committee  
**Date** 20 September 2012  
**Report of** Head of Planning Services  
**Subject** 12/01016/F Lionwood Junior School Wellesley Avenue  
North Norwich NR1 4NT

Item  
**5 (4)**

### SUMMARY

<b>Description:</b>	Demolition of former school and construction of a medical centre (Class D1), Pharmacy (Class A1) and 14 No. residential dwellings (Class C3) with access road off Wellesley Avenue North.
<b>Reason for consideration at Committee:</b>	Objection
<b>Recommendation:</b>	Approve
<b>Ward:</b>	Crome
<b>Contact Officer:</b>	Mr Lee Cook Senior Planner 01603 212536
<b>Valid Date:</b>	15 May 2012
<b>Applicant:</b>	Property Partnerships (Isle of Man) Limited
<b>Agent:</b>	Iceni Developments Limited

### INTRODUCTION

#### The Site

##### Location and Context

1. The site is located at the corner of Wolfe Road and Wellesley Avenue North and was formerly used as Wellesley Avenue first school. The school was closed in August 2008 as part of a reorganisation of Norwich schools and school aged pupils locally now attend Lionwood Infant School on Telegraph Lane East and Lionwood Junior School in new building on the south side of Wolfe Road opposite the application site. The former school building is vacant and boarded up.
2. The area as a whole is characterised by a mix of styles of building and uses. School buildings are to the south, a small group of retail uses and a pub are located to the west on Quebec Road and the remainder of the area is predominantly residential in use. Properties in the area are two storey with the former school itself being single storey and is contemporary with the Pilling Park/Lionwood housing estate to the east. Plumstead Road just to the north of the site is a main arterial route in and out of Norwich. Further to the east on Plumstead Road is a district centre retail area. A further local centre retail area is located at the Ketts Hill roundabout to the west.

## Constraints

3. There are no site specific policies within the proposals map to the Adopted Local Plan; however, the Green Links Network (SR12) and Strategic Cycle Network (TRA15) run along Wolfe Road and return down Wellesley Avenue North to the south of the site. The site also contains a number of trees and landscape features.

## Topography

4. The site lies within the area at the top of the river valley and is relatively flat. The site itself has some minor variations in level between different site surfacing.

## Planning History

No relevant recent planning history. Re-use or redevelopment of the site or parts of the site have been discussed since the closure of the school building.

## Equality and Diversity Issues

Various issues relating to the development are reviewed below. The proposals for a new medical centre should help delivery of services to the local community however there are not considered to be significant equality or diversity issues.

## The Proposal

5. Demolition of former school and construction of a medical centre (Class D1) and Pharmacy (Class A1) on the southern side of the site and 14 No. residential dwellings (Class C3) on the northern section of the site. The houses are two storeys in height and the medical building will be part two storeys and part single storey in height. The medical centre forms a U shape with the Pharmacy being added to its east side adjacent to the nearby road junction. The residential units provide 7 two bed houses and 7 three bed houses. 4 of these will be for social housing.
6. Shared vehicle access to both the medical centre and residential development and pedestrian access will be via Wellesley Avenue North. No access points are proposed along Wolfe Road. 6 of the houses will face onto Wellesley Avenue North and the remainder will form a courtyard served by the new access road.

## Representations Received

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 14 letters of representation (from 9 addresses (1 with 20 signatories of which 15 have not written in separately)) have been received citing the issues as summarised in the table below.

Issues Raised	Response
Happy with medical centre but this should be the sole form of development on the site.	See paragraphs 15-18
Happy with mixed development scheme – difficult to see what else could be provided on remainder of site other than housing.	No comment

The density of housing is too high	See paragraph 18
The housing element should be sheltered housing which is needed and causes fewer problems.	See paragraph 17
Questioned need for footpath at rear of residential properties. This will cause possible maintenance and security issues and give unauthorised access to rear of properties on Plumstead Road.	See paragraph 19
Overlooking will result from the new houses into – rear of properties on Plumstead Road; kitchen window and drive of property off Wolfe Road	See paragraphs 19-20
The buildings will result in loss of outlook. Single storey medical building only would be preferred	See paragraphs 19-20
Loss of historic building – should be retained and refurbished to prevent ongoing loss of historic assets and poor impacts on the City.	See paragraph 25
Concerns about boundary treatment (fences need replacing) and planting (boundary hedges need regular maintenance) on north and west boundaries.	See paragraph 24
The scheme will add to existing parking problems and vehicles speeding within the area.	See paragraphs 28-36
The scheme will increase traffic and parking on Wellesley Avenue North (WAN) to the detriment of safety and amenity. The scheme should provide traffic calming including speed humps, road narrowing by lay-by parking, permit parking, prevention of commuter parking, 20mph zone, pedestrian (light controlled) crossing.	See paragraphs 33-36
Parking in front gardens of new houses on WAN would have poor visibility and create safety and highway parking reduction issues. Buildings should be moved forward and parking provided at rear.	See paragraph 33
There should be no vehicle use of existing school entrance. Having 2 vehicle access points on WAN would not be safe.	Only one motorised vehicle access onto Wellesley Avenue North is proposed
Additional access on to Wolfe Road would not be welcomed and would cause additional safety and congestion issues	No access to Wolfe Road is proposed
Additional access on to Wolfe Road would be welcomed – access could be for emergencies.	This is not considered to be necessary
Any pedestrian access on Wolfe Road	See above

should be provided with safe access and a parking lay-by. Additional access could help provide for extra parking and emergency access.	
The development will cause traffic congestion.	See paragraphs 28-39
Both parts of the scheme are under parked. Overspill parking issues will arise.	See paragraphs 33-36
Parking for the medical centre will be mostly doctors, nurses and staff of the pharmacy meaning that visitors will park in adjoining roads causing parking and safety problems.	See paragraphs 33-36
There should be less planting and trees and more car parking space	See paragraph 33
The new junction needs careful consideration to ensure safe access with minimum disturbance to existing residents.	See paragraphs 29-32
The small gate on Wolfe Road must be blocked off to limit safety and amenity impacts.	No access to Wolfe Road is proposed
Protection of existing trees on site should be required. Information on the application is misleading on evergreen and deciduous trees and proposed works.	See paragraph 48
The 2 seedling ash trees on the north west corner should not be allowed to grow to create amenity problems.	It is not considered necessary to require their removal
There should be a maintenance agreement in place for all landscaping on the site to prevent future nuisance.	See paragraph 49-50
Concerns about capacity of local services – drainage and water, gas and electricity supplies	No concerns have been raised by statutory undertakers in respect of the development and capacity issues likely to affect a development of this size are not known
Existing residents should not be disadvantaged as a result of development.	The planning application process enables an assessment of a proposal to be made taking into account, amongst other things, the likely impact on existing residents around the site.
CCTV/lighting could all impact on quality of life for existing residents	See paragraphs 45-46
Any change in levels at foot of fence could undermine stability of adjacent private road	A condition requiring details of levels to be agreed before development takes place is recommended
Dangers arising from release of asbestos should be addressed	See paragraph 47
There should be adequate management/controls on social housing residents. Do not wish for a “sink estate”.	The management of the social housing units would be a matter for the Registered Provider concerned.
Request that representation be read out at	Full copy of representations are

committee.	available to view via Public Access website
Can tax savings from the Isle of Man domiciled company be used to reduce the number of houses proposed	No comment

8. Norwich Society: It is a shame that the old school buildings could not be re-used and converted in the name of sustainability, or for mixed community use. The proposed housing elevations are very 'ordinary', and the medical centre is standard fare. A wasted opportunity.

### Consultation Responses

9. Local Highway Authority: No objection in principle but comments raised on matters of access design, parking and TRO requirements, see assessment below
10. Environmental Protection: No objection in principle but comments raised on matters of noise, contamination etc, see assessment below
11. Strategic Housing: No objection in principle but comments raised on matters of provision of S106, see assessment below
12. Natural Areas (parks and gardens): No objection in principle but comments raised on matters of tree protection and biodiversity enhancements, see assessment below

## ASSESSMENT OF PLANNING CONSIDERATIONS

### Relevant Planning Policies

#### National Planning Policy Framework:

Promoting sustainable transport

Delivering a wide choice of high quality homes

Requiring good design

Promoting healthy communities

Meeting the challenge of climate change, flooding and coastal change

Conserving and enhancing the natural environment

Conserving and enhancing the historic environment

#### Relevant policies of the adopted East of England Plan Regional Spatial Strategy 2008

ENV7 Quality in the built environment

ENG1 Carbon Dioxide Emissions and Energy Performance

H2 Affordable Housing

T14 Parking

WM6 Waste Management in Development

#### 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 7	Community facilities
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**

AEC2:	Local Community facilities
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
EMP3:	Protection of small business units and land reserved for their development
HBE12:	Design
HOU6:	Contributions to community needs
HOU13:	Proposals for new housing development on other sites
HOU18:	Construction of houses in multiple occupation
NE4:	Street tree contributions
NE9:	Comprehensive landscaping scheme and tree planting
SR7:	Contributions towards child play space
TRA5:	Approach to design for vehicle movement and special needs
TRA6:	Parking standards – maxima
TRA7:	Cycle parking standards
TRA8:	servicing standards
TRA10:	Contribution by developers for off-site works to access the site
TRA11:	Contributions for transport improvements in the wider area

### **Supplementary Planning Documents and Guidance**

Trees and Development SPD – September 2007  
 Transport Contributions – Draft January 2006  
 Open space and play provision – Adopted June 2006  
 Accessible and Special Needs Housing SPD – June 2006  
 Affordable Housing – Briefing Note December 2011  
 Development of houses in multiple occupation – June 2006

### **Other Material considerations**

Written Ministerial Statement: Planning for Growth March 2011  
 Interim statement on the off-site provision of affordable housing December 2011  
 The Localism Act 2011 – s143 Local Finance Considerations

## **Principle of Development**

### **Policy Considerations**

13. The Yare Valley Medical Practice currently operates out of two premises to the east of the city centre. The Practice has advised that these buildings do not provide for current or future needs or standards of accommodation required by the practice and NHS. The proposal provides the opportunity to amalgamate the Practice into one purpose built facility within their catchment area.
14. Local plan policy AEC2 sets out a sequential approach for the location of community facilities, requiring an in-centre location and, where no such sites or edge-of-centre sites exist; out-of-centre locations can be acceptable where there are high levels of accessibility on foot, by cycle and by public transport to the

catchment. Policy AEC3 seeks to prevent the loss of buildings and land that currently provide a community or public service use.

15. In this case the proposal is principally for a new medical centre with an attached Pharmacy and given the size and characteristics of the site required there is not considered to be any sequentially preferable site in this case. The site is also well served by public transport, road links and pedestrian and cycle connections to the surrounding residential area parts of which form part of the strategic cycle network.
16. In terms of the Pharmacy there is an argument to say that this element could be disaggregated from the rest of the proposals and provided within a sequentially more preferable in-centre location. However it is considered that there is a direct link between the use and operation of the site and disaggregation would be impractical. However, it is considered appropriate to condition the use of the building as other D1 or A1 uses may not be appropriate in this location and may have significantly different transportation and amenity implications.
17. The remaining north section of the site is proposed for new housing development. The site is not allocated for development within the Local Plan proposals map and as such is a windfall site to assess against relevant National and Local Policy. Residential housing use would be compatible with the character of the area and could contribute to the overall housing demands of the city. The site area is not considered to be large enough to provide care uses given their specific building requirements and design. The proposed scheme promotes residential development on previously developed land in an accessible location 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). The proposal for seven 2-bedroom properties and seven 3-bedroom properties meets the identified housing need within the greater Norwich strategic housing market assessment.
18. In terms of Local Plan policy HOU13 the accommodation is laid out in such a way as to provide an attractive and well designed scheme which respects its context and provides adequate standards of amenity and outlook for residents. The scheme is also provided with suitable shared access and parking which is positioned to optimise site use. Policy HOU13 also requires a minimum density of development of 40 dwellings to the hectare and with this proposal approximately 45 dwellings to the hectare are provided. This maximises re-use of previously developed land and would be appropriate to pursue for this site being located close to a local centre and with a regular bus route into the city centre.

## **Impact on Living Conditions**

### **Amenity, Overlooking and Overshadowing**

19. All of the houses have private external garden amenity areas. The scheme also provides for secure rear alleyways to serve each property for garden access and these spaces will become the responsibility of individual house owners to maintain. The position of gateways helps prevent possible access to the rear of properties on Plumstead Road. The scheme will also retain and enhance the trees and planting within the site. Each unit design is similar and as with the affordable units the properties can be seen to have been designed to meet HCA space standards.
20. The medical centre is positioned on the southern part of the site away from site boundaries and in orientation should not result in any significant overlooking and overshadowing of nearby properties. The proposed housing works well with reference to their relationship with adjacent properties with sufficient distance provided between buildings and again it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of overlooking or overshadowing. The scale and footprint of the proposed houses is also not

considered to lead to any significant loss of outlook from existing residential properties to warrant refusal of planning permission.

## **Design**

### **Layout Form Scale**

21. Generally the proposed development is considered acceptable, following pre-application discussions. The proposed buildings will be set back from the street frontage, as is characteristic in this area. Wolfe Road will be defined by the building layout and by the retention of the trees that line this boundary. Along Wellesley Avenue North the street is not as well defined, but it is hoped that the existing planting will help to define the frontage here. More information is required on how the boundary in front of the houses here will be dealt with and it is recommended that this is subject to a condition.
22. The proposed contemporary approach for the medical centre is appropriate, particularly in relation to the new Lionwood school buildings opposite, where a similar approach has been taken. Although the building is contemporary in design, it is considered that the scale relates well to the neighbouring residential properties and the building is broken up into elements so that the overall mass is not too great. The curved corner at the south-east of the site to some extent addresses the cross-roads and should provide a more 'active' frontage to this junction. The trees lining the Wolfe Road boundary will be retained as these are important to the streetscape in this area.
23. In terms of the design to the residential units, the hipped, red pantiled roofs reflect the prevailing roof-type in the area. The elevational treatments have some interest with recessed elements and the verticality of these recessed bays reflects the projecting bays found on the houses opposite. The scheme has a subtle contemporary feel designed to blend between the medical building and older style residential housing within the area. Scale and proportion of the housing is acceptable but conditions are suggested to ensure appropriate detailing of recessed panels, joinery, porch roofs, brick and tile finishes. Units 1-4 have little pantiled canopies over the doors. These can look cumbersome and a simple projecting flat canopy has been requested, as seen on the houses opposite. Likewise the street trees on Wellesley Avenue North are retained as these again are important to the areas mature character.
24. The boundary treatment to the Wellesley Avenue North and the boundary treatment between each of the properties fronting the street is shown as a simple post and rail to fronts of properties and close boarded fencing at the rear dividing gardens and other public spaces. Whilst this is acceptable in principle for most of these areas more information is required to ensure that the garden boundaries which are viewable from public spaces are adequately detailed to ensure a quality of design around the development. On other schemes where parking bays are provided in front gardens, planting hedges between the properties to demarcate boundaries has worked and also ensures that the parking does not dominate. Information on the boundary treatment along west and north sides of the site has been shown again as close boarded fencing at 1.8 metres plus a 450mm trellis on top. Given local concerns a condition is suggested to ensure that boundary treatments are provided around the site and also that within the scheme treatment enhances the quality of final development to ensure suitable design of spaces to improve BfL scores for the housing scheme.

### **Assessment of Existing Building**

25. As the submitted historic building assessment records, the former Lionwood School is influenced by the Garden City Movement and its design appears to have been

inspired by the Arts and Crafts Movement. However, it is not a particularly good example of its type and is not therefore protected and its demolition is considered acceptable. The building has been recorded and this record should be submitted to the Norfolk Historic Environment Record.

26. A distance marker is located on one of the site boundaries and despite investigation not much is known about this historic feature. It probably pre-dates the school and given its interest within the area it is considered that it should be retained within its current location. Also the existing school railings and wall are shown to be retained around the new medical centre and again these are identified features within the local environment. A condition is suggested to ensure the retention of these features.

### **Building for Life**

27. JCS policy 2 requires assessment of new development against Building for Life (BfL) criteria and achievement of at least silver standard (14 points) to ensure that new development makes a positive contribution to providing better places for people. An assessment has been carried out based on the information submitted and a score of 14½ achieved which is a good standard for development design. Although the scheme requires some more detail on landscaping, energy sources and other design details this is covered by suggested conditions to ensure that suitable design standards are met. This potentially could further increase the above score.

## **Transport and Access**

### **Transport Assessment**

28. The proposed uses are considered suitable for this location in transportation terms and the orientation of the medical centre enables easy access on foot and cycle to and from Wellesley Avenue North. The transport statement submitted with the application indicates that the likely use of the site for the medical centre would not result in an increase in peak hour traffic movements compared to its previous use.

### **Vehicular Access and Servicing**

29. In order for the site access road to work it is considered important that this is a shared surface (kerbless) design. This type of design is essential for it integrate it into the residential area and not to have a pavement on both sides of the road. Following comments made to this effect by the Local Highway Authority, the development proposals have been amended to reflect these requirements.
30. As it will be necessary for the turning heads within the development to be able to accommodate a refuse vehicle, it is recommended that precise details of these be conditioned. The location of the refuse area for the medical centre and pharmacy is near to the site entrance which is welcome. A collection point for the proposed new dwellings that would not front Wellesley Avenue North is shown adjacent to the access road and this is considered to be in an appropriate location.
31. A rising arm barrier has been proposed to prevent unauthorised access to the medical centre facility as recommended by the highway authority.
32. The provision of a directional sign from Plumstead Road is also welcome and it is advised that this should be procured and installed by the applicant. The sign will need to meet the relevant regulations and a copy of the artwork must be agreed by the transportation department prior to installation. It is recommended that these elements be controlled by condition.

### **Car Parking**

33. The overall number of car parking spaces meets the local plan criteria and the parking layout is considered acceptable. The residential element proposes 20 spaces to serve the 14 dwellings proposed. In addition, a car park with 37 spaces

(including 3 disabled spaces) and 1 ambulance bay is proposed to serve the 100 sq.m. pharmacy and a medical centre with 16 consulting rooms.

34. However, the proximity of the medical centre to the cross roads of Wolfe Road and Wellesley Avenue North could result in fly parking around this junction, especially near to the new pedestrian entrance and site access.
35. It is therefore recommended that waiting restrictions (double yellow lines) are installed at the applicants expense on all four arms of this junction for 10 metres depth on all four arms. On Wellesley Avenue North the DYLS should be extended northwards across the side gate and site access road to help ensure the pavement is clear of parked vehicles.
36. There is an extant school zig-zag marking and pedestrian barrier which are now redundant and should be removed. As there is no TRO associated with the road marking this is considered achievable by the applicant.

### **Cycle Routes, Pedestrian Links and Cycle Parking**

37. The extra wide three metre gateway is generously proportioned to reflect its position adjacent to two cycle routes.
38. The local plan cycle parking requirement for staff, patients and customers of the medical centre and pharmacy has been met and provided for in a single location with covered Sheffield stands which is adequate. Cycle parking is also proposed in the rear gardens of the dwellings, all of which are separately accessible from the rear.

### **Travel Information Plan**

39. As the application was submitted without a Travel Information Plan, it is recommended that this is provided through a condition prior to the first use of the medical centre and pharmacy. This should also help to address concerns expressed by local residents about the travel impact of the proposal and encourage staff, customers and patients to access the site by means other than the private car when possible.

## **Environmental Issues**

### **Site Contamination and Remediation**

40. A phase one desk top study has been submitted with the application. The site has been designated as potentially containing contaminative uses. The development is a sensitive one, and although on the basis of the submitted desk top study there is limited evidence of contamination, an intrusive investigation should be required via condition and necessary remediation undertaken.

### **Noise and Disturbance**

41. In terms of construction phases an informative is suggested for the permission in relation to considerate construction as recommended by the Pollution Control Officer. Equipment to be used with the medical centre and Pharmacy should be housed within the building within plant rooms. However to ensure control over the installation of plant and machinery to avoid any amenity or external design issues a condition is suggested requiring submission of details for such equipment.

### **Sustainable Construction, Energy Efficiency and Renewable Energy**

42. Policy 3 of the Joint Core Strategy, which extends policy ENG1 for the provision of on-site energy sources, seeks to maximise energy production on site, beyond 10% where possible and viable, and also seeks sustainable methods of construction. In their supporting documents the agent indicates that the scheme would explore methods of sustainable construction to maximise energy efficiency giving well insulated and air tight structures. The statements indicate that the dwellings would be built to Building Regulation Part L1a to reduce energy demand and the medical centre is designed to meet BREEAM excellent. The documents list a number of

measures to meet the standards requirements including improved insulation, reduced air leakage and water saving fittings. .

43. Discussion has taken place concerning on-site energy provision and alternative options considered for providing 10% energy demand from decentralised low and zero carbon technologies (LZC). The applicants have also provided information on renewable energy systems and suggested the potential for using solar panels, PV panels, air source heat pumps for the medical centre providing some 20% of energy demand. Ground source heat pumps are suggested for the housing element to provide 10% of energy demand. Given the size and orientation of the site one of these forms or a mixture of these forms of energy production are likely to provide the minimum 10% energy requirement under policy ENG1 of the East of England Plan and to meet provision required under Policy 3 of the Joint Core Strategy. It is felt that in the circumstances the policy requirement for energy production could adequately be covered by condition.

### **Water Conservation**

44. 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. Equally the medical centre is described as being designed to BREEAM excellent overall with an expectation that facilities such as: a) dual flush WC cisterns; b) flow reducing aerating taps etc could be used. It would therefore be reasonable to impose conditions for each part of the scheme requiring the development to meet appropriate levels of water usage as promoted by JCS policy 3.

### **Plant, Lighting and CCTV**

45. The application states that PIR lighting will be provided to the dwellings. Although no exact details have been provided, lighting will be positioned to the front and rear entrances of all dwellings together with lighting provided to illuminate the parking court, bin and bike stores. Illumination of the parking courtyard and parking spaces will help to further overcome security issues and are considered to be appropriate features to promote a safe and secure development. Conditions are suggested requiring submission of details of site lighting to ensure that there is no design or adverse amenity impacts.
46. Lighting and use of CCTV cameras are promoted for the medical centre to ensure safe use of the site and security of the building. These are positioned close to the building and cameras positioned to avoid overlooking of other properties. Again such provision will help to further overcome security issues and are considered to be appropriate features to promote a safe and secure development. Conditions are suggested requiring submission of details for the medical centre lights and cameras.

### **Asbestos**

47. This would not fall under planning control; however, the Pollution Control Officer has recommended an informative for the permission that the developer is advised that any asbestos encountered on the site, either as part of the existing buildings or as fill material, should be handled and disposed of as per current Government guidelines and regulations.

## **Trees and Landscaping**

### **Loss of Trees or Impact on Trees**

48. A small grouping of trees central to the site have already been removed but this work is factored within the submitted arboricultural information. It is noted that the majority of the existing trees on the site, especially the prominent row of limes, oak and plum trees, which enhance the character of the area, will all be retained as part

of the re-development. All the tree protection measures discussed in the arboricultural report must be implemented to safeguard the site's current tree stock; to make good the negative ecological impact of the removal of a small number of existing trees, re-planting proposals should also be carried out and landscaping conditions are suggested for these and other planting works.

### **Replacement Planting and ecology**

49. Some details have been provided in relation to landscaping; of particular importance will be the detailing of front gardens and how they are defined in relation to the adjacent footpath and for the creation of a pleasant access courtyard space within the development itself. This will be in relation to hard and soft landscaping and for various means of enclosure. Further details will also be required on the surface treatment of the central access and courtyard as well as internal boundary treatments. The indicative layout of these spaces is considered to be acceptable and it is suggested that the specific details be conditioned as part of any consent.
50. Existing Laurel planting along the northern boundary described as a shrub mass within the AIA is to be protected and will help produce part of a mature landscape scheme at early stage. The agent has indicated that this will be within the control of the Registered Provider who are to manage the proposed 4 affordable units on the north east corner of the site. However a management method statement detailing how the planting will be protected and subsequently maintained should be required by condition to help avoid amenity issues for existing residents to the north.
51. As advocated in the ecology report, demolition work will need to be undertaken outside the bird breeding season, unless the site is inspected by a qualified ecologist immediately prior to the work being undertaken. The period during which works should not be undertaken is given as 1 March - 1 August in the ecology report, but as many birds can have second or even third broods the period during which demolition work should be avoided (unless the parts of the site concerned are inspected by a qualified ecologist) this is recommended by the Natural Areas Officer to be extended to the end of August and an informative to this effect is suggested for any decision notice.
52. The ecology report contains detailed information on mitigation measures, and these should be carried through to ensure that the development produces a net biodiversity gain for the site. Although only very limited evidence of bats using the derelict buildings on the site for roosting purposes was found, the adjacent Lion Wood Local Nature Reserve and the adjoining Woodrow Pilling Park are known to be used by foraging bats; Lion Wood also contains many large mature and over-mature trees that may well be used by bats for roosting purposes. In view of this, there is probably a better than average likelihood of bat boxes (the provision of which is advocated in the ecology report) being used.
53. It has also been noted on recent visits to the area that House Sparrow, a Biodiversity Action Plan priority species, is present in the general area and a proportion of the bird nesting boxes to be included in the development could be provided for this species. Again conditions are suggested in relation to biodiversity improvements within the scheme.

### **Local Finance Considerations**

54. The proposal would, if approved, result in additional Council Tax and business rate revenue for the Council 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 provision and siting of community services, the location of residential development, impact on

residential amenities, design, transport and environmental considerations, amongst other things.

## **Planning Obligations**

### **Affordable Housing**

55. Given the scale of the scheme there is an on-site affordable housing requirement at 30% of dwelling units (suggested as all social rented) which equates to the 4 units shown within the north east corner of the site. The affordable units should be provided through a Registered Provider of Affordable Housing and meet HCA design and quality standards. We expect the affordable units to match the private units in terms of design and quality to ensure no distinction can be made between them and this appears to be the case on this site. The provision as shown is considered acceptable and provision sought through S106 agreement.

### **Open Space and Play Equipment**

56. The proposal also provides in excess of ten child bed spaces and a contribution towards child play space improvements, in the form of a commuted payment, would normally be required under Policy SR7. The eastern area of Norwich has recently been assessed in terms of play space provision. The site is within Crome ward where there is some child play provision and open areas and at present it has been identified that there is a shortfall in provision. There is therefore a recorded deficit in provision for the area and on the basis of the information provided a Child Play Space contribution would currently be sought.

### **Street Trees**

57. As the proposal provides for a development of a design and frontage width which has landscape enhancement implications, a contribution towards additional trees, in the form of a commuted payment, would normally be required under Policy NE4. The arboricultural officer, following assessment of on-site loss and impacts on the area, has identified that there is a need for one additional tree within the area along Wellesley Avenue North next to the application site which will require Council planting and maintenance. On the basis of the information provided a tree contribution for a single tree would currently be sought.

### **Transport Improvements**

58. The provision of a transport assessment with the application identifies the medical centre will not increase peak hour traffic movements as compared with the previous use of the site. However; as the proposal is for a development of more than 10 dwellings a contribution towards transportation improvements, in the form of a commuted payment, would normally be required under Policy TRA11 for the housing element of the scheme. The transportation officer, following assessment of the scheme and impacts on the area, has identified that there is a need for a contribution towards cycle improvements within the strategic network near to the site.

59. The scheme will also involve other road improvements to local traffic regulation orders; access across the footpath; and new roadway to adoptable standards within the site. These matters generally fall within the control of the Highways Act but in design and provision have implications for the acceptability of the final scheme. As such matters of design and layout are suggested to be required by way of conditions for the development.

## **Equality and Diversity Issues**

### **Age**

60. The proposal will result in the loss of an educational facility on the site, which is likely to have a disproportionate impact on young people. However, the site has

been vacant for some four years and the facilities provided have been relocated to other sites nearby. It is also proposed to redevelop the site with a medical centre which is likely to be of particular benefit to both the younger and older ends of the population spectrum. In this instance, therefore, it is considered that the proposal would not have an unacceptable impact on people of a particular age group within the community.

### **Disability**

61. The proposals would provide purpose built and accessible medical facilities and a pharmacy located within an accessible location within a predominantly residential area. Although single storey, it is considered unlikely that the school would have been built or adapted to these standards and it is considered that the development is unlikely to result in any detriment to people with disabilities.

### **Conclusions**

62. It is considered that the demolition of the school and the redevelopment of the site with a medical centre, pharmacy and 14 residential dwellings is acceptable in principle, subject to a legal agreement to secure 4 units of affordable housing, a child play space contribution, street trees and transport improvements.

63. Subject to conditions, the proposal is considered to be an appropriate alternative use for this site, which although located outside of an existing centre is in a highly accessible location and the nature of the precise uses proposed would complement the surrounding predominantly residential area.

64. The design and layout of the proposal is considered acceptable and provides adequate standards of amenity and outlook for future residents and would be unlikely to cause detriment to the living conditions of existing residents. The shared access and parking is considered suitable to meet the needs of the proposal and, subject to further details, is unlikely to result in adverse impact for existing residents around the site.

65. Subject to conditions restricting the exact use of the non-residential elements, details of parking, access, transportation mitigation measures, tree retention and planting, landscaping and surfacing, boundary treatments, biodiversity mitigation measures, CCTV and lighting, water conservation and energy efficiency, contamination and materials, the development is considered to meet the relevant policy requirements and is recommended for approval.

## **RECOMMENDATIONS**

To approve Application No 12/01016/F Lionwood Junior School, Wellesley Avenue North, Norwich NR1 4NT and grant planning permission, subject to:

- (1) the completion of a satisfactory S106 agreement to include 4 units of affordable housing (all social rented), the provision of a transport contribution and a child's play space contribution in relation to the residential development, a street tree contribution for one street tree; and
- (2) subject to the following conditions:
  1. Standard time limit;
  2. In accordance with approved plans and drawings
  3. Non-residential development to be used as D1 medical centre and A1 pharmacy only
  4. Development to be in accordance with submitted AIA

5. Trees to be retained on site to be protected prior to any works commencing
6. Additional replacement tree planting to be carried out as part of on-site landscaping
7. Details of hard and soft landscaping, including surfacing materials, boundary treatments to all boundaries on or within the site and a management method statement detailing how the planting will be maintained, to be agreed before development takes place
8. Distance marker and school railings and wall to be retained
9. Details of proposed levels to be agreed before development takes place
10. Details of recessed panels, joinery, porch roofs, brick and tile finishes to be agreed, to include provision for a projecting flat canopy porch roof
11. Intrusive investigation and remediation, as necessary, for contamination to be undertaken before development takes place
12. Submission of verification report in respect of remediation before occupation or first use takes place
13. Measures to deal with unexpected contamination
14. Submission of details of all plant and machinery associated with the medical centre and pharmacy
15. Renewable energy provision – details to be agreed before development takes place to provide at least 10% of energy demand from decentralised low or zero carbon sources and measures to be installed before occupation or first use
16. Residential development to meet sustainable homes code level 4 for internal water consumption (105 litres per day)
17. Non-residential development to be designed to BREEAM excellent standard for water conservation
18. Details of all site lighting and CCTV cameras to be agreed before development takes place and no installation unless in accordance with agreed details
19. Details of biodiversity measures to be agreed, to include bat and bird boxes, in accordance with the recommendations in the ecology report and measures to be installed prior to occupation or first use
20. No occupation or first use until access, parking, cycle parking and refuse storage and collection facilities provided and thereafter maintained
21. No direct access (vehicular or pedestrian) to Wolfe Road at any time and no use of the medical centre or pharmacy to take place until the existing access gate has been removed and reinstated with a fixed boundary treatment in accordance with details to be first agreed
22. No use of the medical centre/ pharmacy until the lifting arm car park barrier shown on the submitted plan is in place, details of which to be agreed and, once in place, to be retained as such thereafter
23. No use of the medical centre/ pharmacy until dedicated pedestrian access from Wellesley Avenue North has been provided in accordance with the approved plans and level disabled access from the disabled parking spaces to the medical centre/ pharmacy has been provided in accordance with details to be agreed. Once provided, this shall be retained as such thereafter during the opening hours of the medical centre/ pharmacy
24. No use of the medical centre/ pharmacy to take place until provision has been made to the display of a directional sign from Plumstead Road
25. No use or occupation unless provision has been made for the removal of the zig-zag road markings and pedestrian barrier

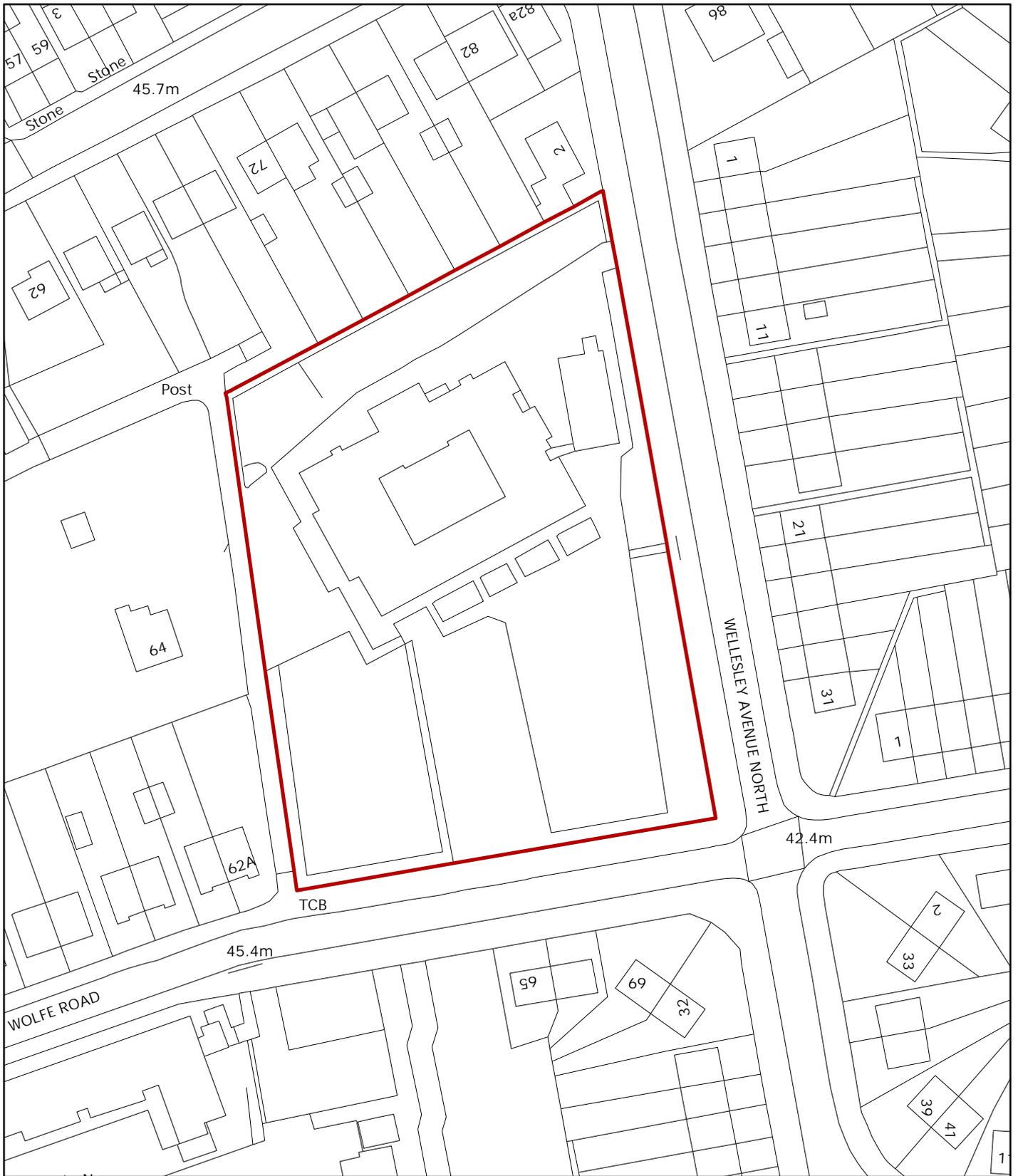
26. No use of the medical centre/ pharmacy to take place unless waiting restrictions (double yellow lines) have been installed around the junction of Wellesley Avenue North and Wolfe road
27. No development to take place unless precise details (including materials) of the access road, car park, vehicle crossovers and turning head(s) have been agreed and no use or occupation until the development has been carried out in accordance with the details as agreed
28. Details of cycle shelter design to be submitted and agreed and installed before first use of the medical centre
29. Submission of travel information plan

#### Informatives

1. Demolition work outside bird breeding season (1 March – 31 August)
2. Considerate constructors scheme (to avoid noise and disturbance)
3. New vehicle crossover(s) onto Wellesley Avenue North is likely to require a s278 and s38 agreement to be entered into with the Highway Authority
4. Vehicle crossovers for site access road and residential driveways will be expected to meet the Highway Authority's specification and to be constructed at the applicant's cost
5. The applicant is expected to meet the cost of the TRO for the provision of waiting restrictions and for the installation of the lining required

#### Reasons for approval:

1. It is considered that the demolition of the school and the redevelopment of the site with a medical centre, pharmacy and 14 residential dwellings is acceptable in principle, subject to a legal agreement to secure 4 units of affordable housing, a child play space contribution, street trees and transport improvements.
2. Subject to conditions, the proposal is considered to be an appropriate alternative use for this site, which although located outside of an existing centre is in a highly accessible location and the nature of the precise uses proposed would complement the surrounding predominantly residential area.
3. The design and layout of the proposal is considered acceptable and provides adequate standards of amenity and outlook for future residents and would be unlikely to cause detriment to the living conditions of existing residents. The shared access and parking is considered suitable to meet the needs of the proposal and, subject to further details, is unlikely to result in adverse impact for existing residents around the site.
4. Subject to conditions restricting the exact use of the non-residential elements, details of parking, access, transportation mitigation measures, tree retention and planting, landscaping and surfacing, boundary treatments, biodiversity mitigation measures, CCTV and lighting, water conservation and energy efficiency, contamination and materials, the development is considered to meet the NPPF, policies ENV7, ENG1, H2, T14 and WM6 of the East of England Plan 2008, policies 1,2,3,4,5,6,7,9,12 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 and saved policies AEC2, EP1, EP18, EP20, EP22, EMP3, HBE12, HOU6, HOU13, HOU18, NE4, NE9, SR7, TRA5, TRA6, TRA7, TRA8, TRA10 and TRA11 of the City of Norwich Replacement Local Plan 2004 and other material considerations.



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Planning Application No 12/01016/F  
Site Address           Lion Wood Junior School  
Scale                    1:900



**NORWICH**  
City Council

PLANNING SERVICES





- key**
- existing evergreen trees (crown spread shown indicatively)
  - existing deciduous trees (crown spread shown indicatively)
  - site boundary (0.65ha)
  - proposed low level soft landscaping/grassed areas.

**schedule of accommodation**

- private
- 2b/4p @ 73sqm - 7, 8 & 9
  - 3b/5p @ 74sqm - 5, 6, 10, 11, 12, 13 & 14
- social
- 2b/4p @ 73sqm - 1, 2, 3 & 4
  - social housing at 30%
  - 14 x 30% = 4.2
- vehicles
- car parking at approx: 150%
  - cycle storage within rear gardens to social units at 2 spaces per unit.



**PROPOSED BLOCK PLAN**

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
A	22.05.12	turning head increase visibility splay at entrance	abc	nm

Revisions

**CF** **Planning**  
Architects Engineers Quantity Surveyors

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**Property Partnership**  
Redevelopment of Site  
Wellesley Avenue North  
Norwich

Also at:  
London  
Winchester  
Southampton  
Great Yarmouth

**Proposed Block Plan**  
**4260**

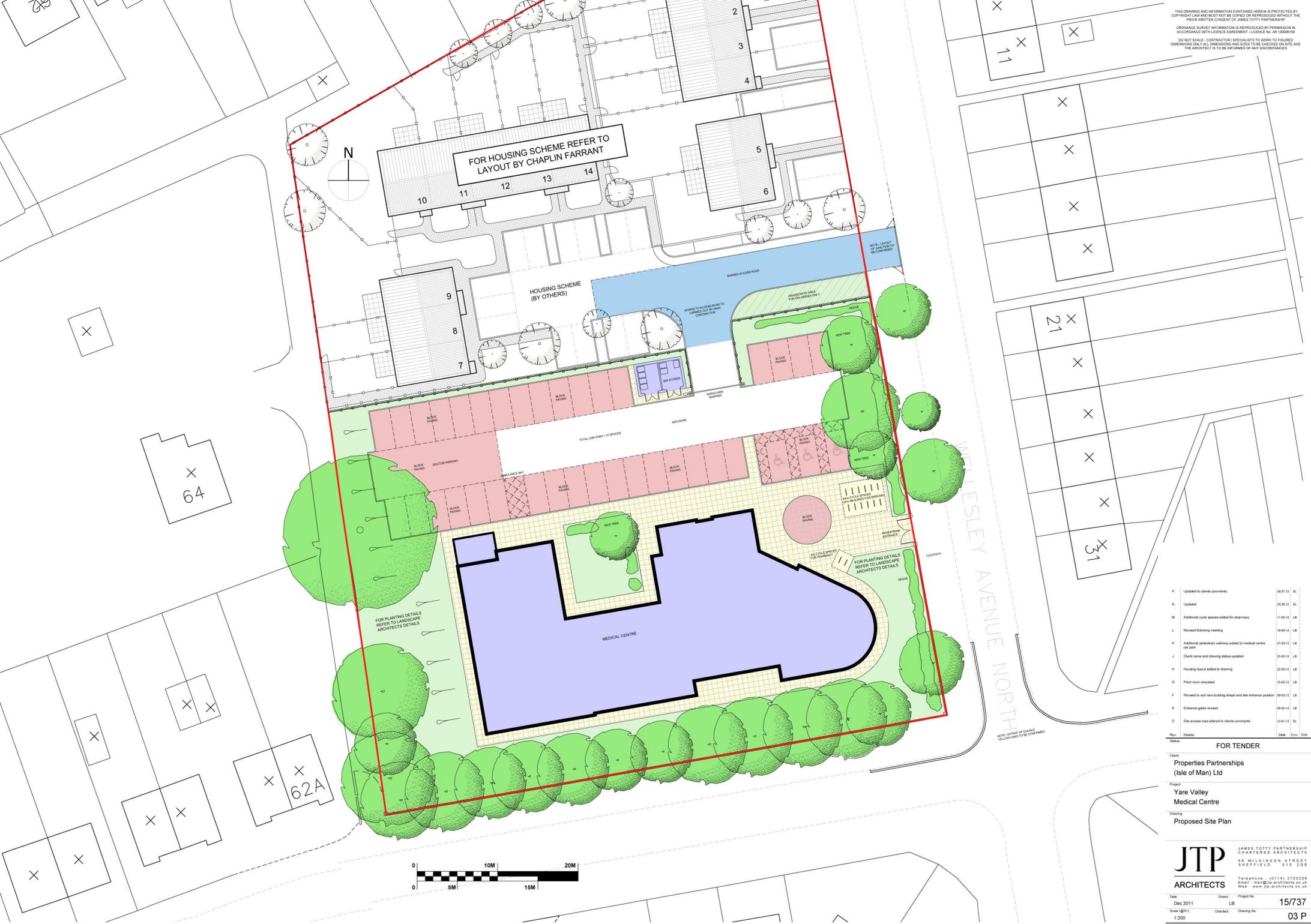
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Check all dimensions and report any errors or omissions.  
Do not scale from this drawing.

52 **A**  
Apr 12 **1:500**  
k.r.b. **nm**



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FOR HOUSING SCHEME REFER TO LAYOUT BY CHAPLIN FARRANT

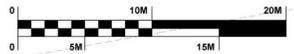
HOUSING SCHEME (BY OTHERS)

MEDICAL CENTRE

WELLESLEY AVENUE NORTH

FOR PLANTING DETAILS REFER TO LANDSCAPE ARCHITECTS DETAILS

FOR PLANTING DETAILS REFER TO LANDSCAPE ARCHITECTS DETAILS



Rev	Details	Date	Drawn	Checked
P	Updated to clients comments	28.07.12	DL	
N	Updated	25.05.12	DL	
M	Additional cycle spaces added for pharmacy	11.06.12	LB	
L	Revised following meeting	19.04.12	LB	
K	Additional pedestrian walkway added to medical centre car park	27.03.12	LB	
J	Client name and drawing status updated	22.03.12	LB	
H	Having layout added to drawing	22.03.12	LB	
G	Plant room relocated	19.03.12	LB	
F	Revised to suit new building shape and site entrance position	09.03.12	LB	
E	Entrance gates revised	05.02.12	LB	
D	Site access road added to clients comments	12.01.12	DL	

FOR TENDER

Client: Properties Partnerships (Isle of Man) Ltd

Project: Yare Valley Medical Centre

Drawing: Proposed Site Plan

**JTP** ARCHITECTS

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Date: Dec 2011 Drawn: LB Project No: 15/737  
 Scale (A1): 1:200 Checked: Drawing No: 03 P