

Report for Resolution

Report to Planning Applications Committee
Date 26 August 2010
Report of Head of Planning Services
Subject 10/01081/U AEW Delford Systems Ltd 4 - 6 Mason Road
Norwich NR6 6RF

Item
5(6)

SUMMARY

Description:	Change of use from general industrial (Class B2) to place of worship (Class D1), non-residential education centre (Class D1) and associated office space (Class B1).
Reason for consideration at Committee:	As agreed at previous committee to enable agreement to conditions proposed
Recommendation:	To agree conditions proposed, reasons and informative
Ward:	Catton Grove
Contact Officer:	Ms Anne Napier Planning Development Team Leader 01603 212502
Valid date:	10th June 2010
Applicant:	Pastor Trevor Pimlott
Agent:	Mr Mark John Nolan

REPORT

1. Application 10/01081/U was considered at the Planning Applications Committee on 29th July 2010. Notwithstanding the recommendation for refusal it was resolved to grant planning permission for an 18 month period and for conditions to be determined at the next meeting of the committee. The purpose of this report is to allow members to consider the detail of these conditions.
2. Officers recommend that conditions are imposed on the permission to require the use to be discontinued within 18 months of the date of the previous Committee meeting; to require details of cycle parking to be agreed with the Local Planning Authority and be provided; to ensure energy efficiency proposals contained in the submitted energy efficiency statement are delivered; and to control hours of use, amplified sound and the emission of fumes and smell.
3. It should be noted that the range of conditions proposed are different to that which would have been imposed had the permission been permanent. In particular the measures proposed regarding energy efficiency are less significant than would have been considered appropriate, there is no provision made for any provision of renewable energy, there is no requirement to provide any form of noise insulation within the property and there is also no requirement to provide a travel plan. In view of the short term nature of the consent granted it is considered that any attempt to require additional measures such

as these may be regarded as overly onerous and unreasonable.

4. Additionally members should note that in the light of the discussion at the meeting of 29th July an informative is proposed to be attached to the approval seeking to draw the applicant's attention to the importance of making progress on finding an appropriate permanent base for Church activities.
5. In view of the resolution of Committee on 29th July it was considered prudent to advertise the application as a departure from the Development Plan prior to formal determination. Therefore it is proposed that an approval is not issued until following the close of the publicity period that does not expire until 1st September. If any significant new issues are raised during this period a further report to Committee will be necessary.

RECOMMENDATION

Notwithstanding the previous recommendation of refusal, to approve the application following the resolution reached at the meeting of the Committee on 29 July in respect of Application No 10/01081/U at 4-6 Mason Road, Norwich to grant planning permission, subject to no new issues being raised prior to the expiry of the publicity period (September 1st, 2010) required in connection with the advertisement of the application as a departure from the development plan and subject to the following conditions:-

1. The use hereby permitted shall be discontinued not later than 28th February 2012 and the building shall revert to its former use as a light industrial unit (as approved under application App. No. 4890011/CU) within one month of this date.
2. Within 4 months of the date of this permission cycle parking in relation to the hereby approved temporary use, shall be installed in accordance with details to be first approved by the Council as Local Planning Authority. The cycle parking shall be retained as such thereafter and only removed on cessation of the temporary use.
3. Within 1 month of the date of this permission actions specified in paragraph 1.14 of the Energy Efficiency Statement dated June 2010 shall be undertaken and thereafter maintained for the duration of this permission.
4. The premises the subject of this permission shall not be used for church services or other events before 08.00 hours or after 20:00 hours on Sundays or before 08.00 hours or after 22.00 hours on any other day.
5. Prior to the installation of any amplified sound equipment in the application premises, details of the maximum noise levels expressed in dB LAeq (5 minute) as measured at the site boundaries shall be first submitted to and approved in writing by the Local Planning Authority. Thereafter the permitted maximum noise levels at the site boundaries arising from any loudspeaker forming part of the amplification system shall not be exceeded at any time.
6. Before the use of the café area hereby permitted begins a scheme for the installation of equipment to control the emission of fumes and smell from the premises shall be submitted to, and approved in writing by, the local planning authority and the approved scheme shall be implemented. All equipment installed as part of the scheme shall thereafter be operated and maintained in accordance with the manufacturer's instructions.

Reasons:

1. This permission is only accepted in order to accommodate the special circumstances of the applicant. The use is only appropriate on a temporary basis as its location does not

readily promote easy access for those within the Family Life Church's core community (or within a nearby local centre) without a car and would result in the loss of employment land contrary to saved policies AEC2 and EMP5.

2. To ensure provision of suitable cycle parking within the site in accordance with the Council's approved parking standards and to improve travel choices in the interests of community access in accordance with saved policies TRA7, AEC2 and HBE19 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).
3. In the interests of environmental efficiency and to accord with saved policy EP18 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004)
3. In the interests of residential amenity and to accord with saved policy EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).
4. In the interests of residential amenity and to accord with saved policy EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).
5. To protect the visual amenity of the area and to prevent nuisance arising from the discharge of fumes in accordance with saved policies HBE12 and EP22 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).

Reasons for Approval

1. The decision to approve this application and grant temporary planning permission has been made having regard to the provisions of Planning Policy Statements 1 and 4 and Planning Policy Guidance Notes 13, 18 and 24. It also has had regard to saved policies HBE12, HBE19, EMP5, EMP19, AEC2, EP22, TRA6, TRA7, TRA8, TRA12 and EP18 of the City of Norwich Replacement Local Plan (adopted November 2004). Subject to the conditions listed, the scheme as approved will provide for a temporary location for the Norwich Family Life Church whilst preventing it from becoming a permanent non-conforming use within this designated employment area. The temporary use will assist the Church in continuing to meet community needs whilst bringing forward an appropriate permanent solution to their building needs which would be related to its core community thus making it more accessible to that community and users of the Church. With the conditions suggested the amenity of residents in the vicinity should also be protected from evening and night time activity. The additional requirement for secure cycle parking will also assist in making the site available to non car users.

Note: The notice applies to the following drawings:

Location Plan – 4038 dated 01.05.2010

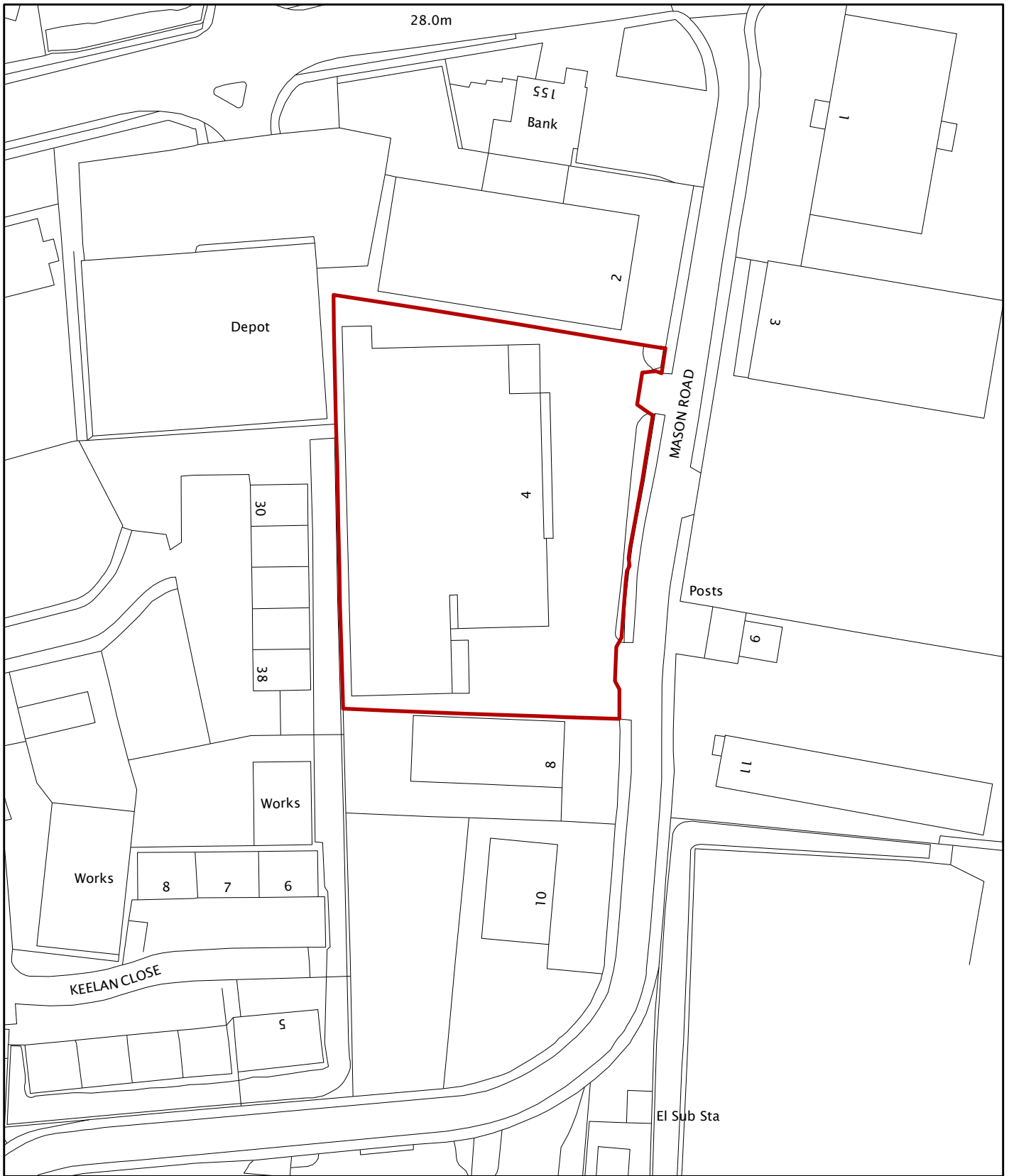
Site Plan – 4038 50 dated 01.05.2010

Existing Floor Plan – 4038 51 dated 01.05.2010

Proposed Floor Plans & Elevations – 4038 52 dated 01.05.2010

Informative

Without prejudice to any future decision that Norwich City Council may make, the Norwich Family Life Church is strongly advised to seek an appropriate permanent base for Church activities as soon as possible. The Church is advised that it can frequently take lengthy periods to secure planning and other regulatory consents needed before commencing construction. The extent of progress made in securing a permanent base for the Church will be a material planning consideration taken into account should any planning application be submitted seeking an extension to this temporary consent.



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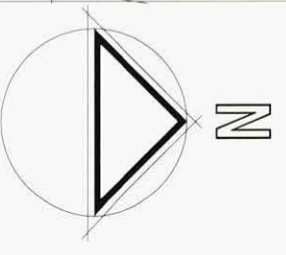
Planning Application No - 10/01081/U
 Site Address - 4-6 Mason Road, Norwich
 Scale - 1:1,000



NORWICH
 City Council

PLANNING SERVICES





SITE PLAN - EXISTING 1:500

SITE PLAN - PROPOSED 1:500



Organisational Development
02 JUN 2010
Post Room

Organisational Development
01 JUN 2010
Planning Description

REV	DATE	DESCRIPTION	DRAWN	CHECKED BY
1				

planning

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office@chaplains.com
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Norwich Family Life Church
Temporary Church
4 Mason Road
Norwich

Site Plan
Existing and Proposed
4038

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

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May 10
1:500
pb