



PLANNING APPLICATIONS COMMITTEE

10.30am to 3.30pm

12 September 2013

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt Button, Gihawi (substitute for Brociek-Coulton), Grahame, Jackson, Little, Sands (S), Stammers (substitute for Neale) and Storie

1. DECLARATION OF INTERESTS

Councillor Stammers declared that she had been conversing with the developers of item 6 (below), application numbers 13/00970/F and 13/00971/L, Site at All Saints Green, Winnalls Yard in her role as ward councillor but had not expressed any views on the plans and therefore had not predetermined the applications.

2. MINUTES

RESOLVED to approve the minutes of the meeting held on 15 August 2013.

3. APPLICATION NO 13/01152/F & 13/01153/L - HELLESDON HOUSE 28 HELLESDON MILL LANE NORWICH NR6 5AY

The planner (development) presented the report with the aid of plans and slides. During her presentation, the planner referred to the supplementary report of updates to reports, which was circulated at the meeting, which detailed an additional condition to the application and some minor corrections to the report.

In response to a member's question, the planner (development) said that no energy efficiency measures would be required as this application was only for three dwellings. There would be general provisions for these under building regulations.

RESOLVED, unanimously, to approve:-

(1) Application No 13/01152/F at Hellesdon House, 28 Hellesdon Mill Lane and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with plans
3. Prior approval of all external facing materials, rainwater goods, conservation rooflights and stringcourse and rear wing banding detail on new dwelling
4. Works to water tower and stable complete before commencement of new dwelling to south of site

5. Works to stop if archaeological artefacts found during works
6. Water conservation
7. Landscaping details including:
 - (a) hard landscaping details to the rear of the converted water tower
 - (b) boundary fence to north boundary of new dwelling
 - (c) entrance gates to site of new dwelling
8. Flood evacuation plan details to be agreed and made available to future residents
9. Refuse and cycle storage details to be agreed
10. Car parking to be provided as shown on site plan
11. Compliance with AIA
12. Additional Arboricultural Method Statement for construction of driveway to new dwelling and refuse storage area
13. Additional bat survey to determine precise usage of water tower by protected species and ecology enhancement measures – including bat boxes, native landscaping planting
14. Removal of permitted development rights in relation to erection of fences, walls and means of enclosure on the site.

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 for the reasons outlined above.

Informative note:

- (1) Tree protection barriers
 - (2) Construction to reduce disturbance
 - (3) Protected species licence
- (2) Application No 13/01153/L at Hellesdon House, 28 Hellesdon Mill Lane and grant listed building consent, subject to the following conditions:
1. Standard time limit
 2. In accordance with plans
 3. Prior approval of all external materials, including paving, to be used on and around stables and water tower
 4. Details of:
 - (a) suspended floor and ventilation in stables
 - (b) glazing and fanlights over doors in stables
 - (c) stud wall and ceiling work to be installed in stables
 - (d) refurbishment of entrance door to stables
 - (e) ventilation grills to be retained and any works to these required
 - (f) ironmongery to be retained within stables and water tower as required
 - (g) treatment and any repair of original and proposed new walls in the water tower
 - (h) new roof to stable porch
 5. Photographic record of interior of stable (including flooring) and water tower
 6. Make good any damage

(Reasons for approval: The decision is made with regard to policies HBE8, HBE9, and HBE12 of the adopted City of Norwich Replacement Local Plan (November 2004), policy 2 of the adopted Joint Core Strategy (2011) and statements 7 and 12 of the National Planning Policy Framework (2012). The alterations and extensions to the stables and water tower are of suitable scale and appearance to make sympathetic alterations to the existing listed building, with key features of both building being retained to keep the existing layout and character of the buildings.)

4. APPLICATION NO 13/00852/U SUMMER GARDEN AND LEISURE BUILDINGS THE OLD SADDLERY BLUEBELL ROAD NORWICH NR4 7LG

The planner (development) presented the report with the aid of plans and slides. During the presentation, the planner referred to the supplementary report of updates to reports, which was circulated at the meeting and summarised a supporting statement from the applicant and two additional representations objecting to the application along with a response from the planner.

A representative of the Yare Valley society addressed the committee and outlined his objections to the application. He was concerned about setting a precedent for change to the building which lies within the Yare Valley and also the lack of signage and increased traffic to the site.

The planner (development) said that the impact on the river valley had been considered when looking at the application and reminded the committee that this was not an application for a new development but was for a change of use to the existing building.

The applicant said that she was working with Ofsted and the early years development team at Norfolk County Council in setting up the nursery. She also said that two minibuses would be provided for transport to the nursery and they were hoping to provide free first aid courses for local residents as well as activities for children in the area.

Discussion ensued in which the planner (development) answered questions from members. Concerns were raised regarding the safety of cyclists and pedestrians when coming into the site and crossing the site entrance. The planner (development) said that as the application was for a 2 year change of use, it would not be reasonable to ask the applicant to contribute towards changes to the junction, although this may be considered if an application for a permanent change of use was made. The planner (development) agreed to add a condition to the application that a white line be added to delineate a footpath / cycle path into the site.

The planning development manager explained that as the application was only for two years, a travel plan would not be viable as it would take most of this time to monitor traffic patterns and produce the plan.

RESOLVED , with 6 members voting in favour (Councillors Bradford, Gayton, Blunt, Gihawi, Button and Little), 4 members voting against (Councillors Ackroyd, Grahame, Stammers and Sands) and 2 members abstaining (Councillors Jackson and Storie) to approve Application No 13/00852/U at Summer Garden and Leisure Buildings, The Old Saddlery, Bluebell Road, and grant planning permission, subject to the following conditions:-

1. Use to cease after two years
2. In accordance with plans
3. Landscaping details – all new boundary treatments
4. Travel Information Plan
5. Signage at entrance to nursery and in car park
6. Car park layout, including drop off bay and direction of car and servicing vehicle movements through the site, lining of a pedestrian footpath into the site and broken white line at entrance to site from the highway to be agreed
7. Cycle parking and refuse storage provision to be agreed
8. Level access provided

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 and has approved the application subject to appropriate conditions and for the reasons outlined above.

5. APPLICATION NO 13/01122/O 76 ST CLEMENTS HILL NORWICH NR3 4BW

The planner (development) presented the report with the aid of plans and slides. She reminded members that the decision on this application had been deferred from the January meeting of the planning applications committee to allow an ecological survey to take place which had recently been completed. The ecology officer had reported that there were no protected species on the plot. During the presentation, the planner referred to the supplementary report of updates to reports which summarised two additional representations received and the planner's response. It also included details of a petition signed by 132 people against the application.

A resident of the area addressed the committee and outlined his objections to the application. He was concerned that the site was too small for two dwellings and also about pedestrian safety with the access road being in more frequent use.

Another resident voiced his concerns that this application would lead to an increase in traffic and emissions and didn't feel that the extra noise and invasion of privacy had been considered.

A representative of 6 Chamberlain Road addressed the committee and asked that some photographs of the access track be shown to illustrate the proximity to 6 Chamberlain Road. She said that all ground floor windows of this property face the access track and the residents would be affected by increased traffic and emissions. She also said that any screening would obscure all daylight from the ground floor of the house.

The planner (development) reminded the committee that the previous application for this site was a much larger development and had been withdrawn. She also said that this area was a conservation area for the built element only and that there was no blanket ban in planning policy for building on conservation areas. Other gardens in the area were still substantial and as the planned development would not be clearly visible from St Clements Hill, it would not adversely affect the Conservation Area.

The agent for the applicant spoke to the committee and said that the land deeds for this site showed dwellings had previously been built on the site. He felt that the application was a sympathetic design and would improve the mixture of properties in the area.

Discussion ensued in which the planner (development) and the planning development manager answered member's questions. The planning development manager explained that access to the entrance of the site was something that would not be dealt with under planning policy but would be a civil matter to be settled between landlords if access was denied. The width of the track was also considered adequate in relation to the volume of traffic using it. The application was for two small dwellings and the planner (development) did not feel that this would lead to a significant increase in the volume of traffic on the site.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Gihawi, Button, Little and Storie) 3 members voting against (Councillors Grahame, Jackson, and Sands) and 1 member abstaining (Councillor Stammers) to approve Application No 12/02041/O at land to the rear of 76 St Clements Hill and grant planning permission, subject to the following conditions:-

1. Application for the approval of reserved matter to be made not later than 3 years from date of permission;
2. Commencement of development 2 years from the date of approval of the last reserved matter to be approved;
3. Matters to relate to landscaping – including mitigatory replacement planting;
4. Details of
 - external facing materials
 - boundary treatment
 - obscure glazing on rooflights
5. Car parking, cycle storage and bin stores provided prior to first occupation;
6. Compliance with AIA, AMS and Tree Protection Plan implemented prior to commencement;
7. Siting of new services
8. Enhancement measures for biodiversity followed
9. Site clearance outside of bird nesting season
10. Demolition of composting areas by hand and relocation of any amphibians found
11. Water efficiency

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 and has approved the application subject to appropriate conditions and for the reasons outlined above.

Informative notes:

1. Considerate construction
2. Tree protection barriers
3. Protected species licence

(The committee adjourned for lunch from 12.45pm until 1.30pm. The committee reconvened with all members present as listed above with the exception of Councillor Bradford.)

6. APPLICATION NO 13/00970/F AND 13/00971/L: SITE AT ALL SAINTS GREEN, WINNALLS YARD AND QUEENS ROAD, NORWICH

(Councillor Gayton, vice chair, was in the chair for this item.)

The senior planner (development) presented the report with the aid of plans and slides. During his presentation, the planner referred to the supplementary report of updates which summarised a further representation from the bus operator, further information relating to the applications and amendments to the recommendations in the report.

In response to questions from members, the senior planner confirmed that there would be a car club parking space on the site but the developer would not be asked to provide a car club car as part of the application as the site is close to transport links. Members raised concerns about the loss of the workshop buildings on All Saints Green. The senior planner said that no businesses had come forward to use the buildings as commercial spaces, which would be the most suitable use for them and that number 50 All Saints green would benefit from having the pocket park in front of it as a public space.

RESOLVED, unanimously, subject there being no objections being received from the National Planning Casework Unit, on behalf of the Secretary of State for Communities and Local Government,

- (1) To approve application No 13/00970/F at the site at All Saints Green, Winnalls Yard and Queens Road, Norwich, and grant planning permission, subject to the completion of a satisfactory S106 agreement or other mechanism for securing planning obligations to secure financial contributions for street tree maintenance, and subject to the following conditions:-

1. Standard time limit – commence within 3 years.
2. Development to be as per approved plans and strategies.
3. Uses

Uses of 50 ASG

- Uses permitted within use classes B1, A1, A2, A3, D1, D2.
- No use within D1 and D2 uses without a prior agreement of a travel / transport impacts management plan.
- No use of amplified music without prior agreement of limiting noise levels and positions and types of speakers, and scheme for noise insulation / impacts mitigation.
- No installation of flues and fume / extracts gear or other plant and machinery without prior approval of design, location and noise mitigation measures etc.

Demolition of 52-54 All Saints Green

- No demolition of 52-54 All Saints Green to take place until a written contract for the redevelopment of 50, 52 and 54 ASG has been obtained.

Provision of Pocket Park

- No occupation of the student accommodation until the pocket park has been provided.

Design of pocket park

- To include heritage interpretation measures as part of the public interaction within the landscape features. (i.e. sculpture features or designs, complemented by info boards inside based on the Heritage Statement).
4. Archaeology -Pre-commencement prior agreement of an archaeological Written Scheme of Investigation before development or demolition commences, - followed by analysis and publication of any finds prior to occupation of student block.
 5. Fire hydrants - No commencement until a fire hydrant provision scheme is agreed, to ensure a dry fire main is provided with access to a hard standing for a pumping appliance within 18m of each fire main inlet, with an additional hydrant required to service the riser mains, unless otherwise agreed with the LPA in consultation with the Fire Officer.
 6. Design materials – to be approved prior to commencement of construction of walls of student block, to be agreed with samples:
 - brick choice / selection / blends.
 - mortar choices (to be a light colour), and to be in accord with a brick sample panel tbc.
 - fenestration.
 - roofing.
 - rainwater goods etc.
 - glazing frames and profiles.
 - opaque glazing or screening.
 7. Design of substation – to be agreed prior to commencement of sub-station
 - final design to be agreed;
 - materials to be agreed
 8. 50 ASG:
 - No occupation of student block until the works of essential maintenance have been completed to a standard to be approved by LPA, in accord with the measures listed in the July 28th 2013 list.
 - no works to be carried out without approval of further precise details to be agreed in writing based on those principles shown in the May 2013 Schedule of Works doc.
 - Scheme to show any ability to salvage materials and ceiling and reuse if possible.
 9. Landscaping - to be agreed and provided prior to occupation
 - Hard and soft landscaping scheme for the student block;
 - Hard and soft landscaping scheme for the pocket park and setting of 50 All Saints Green;
 - Heritage interpretation measures to be included in the pocket park and 50 ASG;
 - Cycle hire facilities to be included in the landscaping and layout;
 - Maintenance and management plans for landscaping;

- Standard ongoing maintenance requirements for the first 5 years.
10. Travel plan:
- The TP shall only be considered an Interim TP;
 - Prior to first occupation of the student block, to improve the Interim TP and create a Full TP, to feature: monitoring, budgeting, live travel information, website, targets for improving behaviour, measures based on up-to-date and relevant survey data once learning destinations are established, and proposals for promoting a bike-pool hire scheme to promote cycling towards a minimum 20% cycling rates, and mechanism for preventing car ownership as part of accommodation lease agreements;
 - The Travel Plan shall include, and the development shall be operated to include formal means to restrict car ownership and use at the site within the Tenancy Agreement;
 - Prior to first use of 50 ASG, to create a Travel Information Plan for the future use and users of 50 All Saints Green, relevant to its eventual use.
11. Access into site – landscaping and highways works – to be approved prior to commencement of development and provided prior to occupation;
- Provide a scheme for securing access arrangements and parking restrictions and traffic controls and to be agreed and if approved to ensure arrangements have been made for restrictions to be put in place prior to occupation. (i.e. TRO costs and Highways procedure).
 - To agree a scheme and to build Winnals Yard and the pedestrian route to the bus station between the YMCA and the north elevation of the student accommodation block, to an adoptable standard, as part of which: Provide a scheme for securing access arrangements and parking restrictions and traffic controls and to be agreed and if approved to ensure arrangements have been made for restrictions to be put in place prior to occupation. (i.e. TRO costs and Highways procedure).
- (a) In designing a formal entrance into the site a vehicle crossover or pedestrian/cyclist priority measure needs to be included in the landscaped designs.
 - (b) street trees.
 - (c) car club bay.
 - (d) short-term loading bay.
 - (e) street furniture (e.g, benches between trees)
 - (f) shared surface.
 - (g) visitor cycle hoops.
 - (h) sufficient room for loading vehicle turning circles.
 - (i) installation of, and access to, a cycle hire scheme facilities.
12. Construction: - Use of good practice construction measures as recommended in AQ report.
13. Parking zones (in non-adopted land) – to be arranged prior to first student occupation –
- Car park design and layout and allocation of spaces, including operational parking for the student block, and any parking proposed as being needed for 50 All Saints Green.
 - Management plan for off-highway spaces, including allocations and operational parking only.

- Details of any specific student moving-in / departure loading area, to show convenient arrangements and access.
14. Cycle parking – to be agreed prior to first occupation
- Details needed, including the racking system within the accommodation.
 - Landscape scheme to provide some visitor cycle stands (suggest 5 hoops).
 - Details of cycle storage for users of 50 ASG.
15. Refuse storage – to be agreed prior to first occupation:
- Details needed for both students block and 50 ASG.
 - Refuse and servicing management plan (if not publically refuse serviced).
16. Contamination – to be provided during construction:
- (EHO) – treatment in areas of soft landscaping and planting through importation of clean topsoil or a cover system as proposed in paragraph 7.6.1 of the environmental report.
 - All imported topsoil and subsoil for use on the site shall either (a) be certified to confirm its source and that it is appropriate for its intended use. No occupation of the development shall take place until a copy of the certification has been submitted to the Local Planning Authority; or (b) in the absence of suitable certification, analysis of the imported material will be required along with evaluation against the derived assessment criteria for this site.
 - Verification of the remediation to be provided and approved prior to first occupation.
 - (EA and EHO precautions) If, during development, contamination not previously identified is found to be present at the site then no further development, unless otherwise agreed in writing with the local planning authority, shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.
17. Noise –
- to be agreed prior to first occupation: - require use of the identified design criteria and acoustic glazing properties to at least the levels presented in paragraph 4.3 of the submitted acoustic report, unless further changes are first agreed in writing with the LPA:
 - require use of the identified design criteria and acoustic glazing properties to at least the levels presented in paragraph 4.3 of the submitted acoustic report, unless further changes are first agreed in writing with the LPA.
18. Plant and machinery details -No plant or machinery, including extract ventilation or fume extraction systems, shall be installed or erected on the site unless in accordance with a detailed scheme that has been submitted to and approved in writing by the local planning authority. The detailed scheme shall include the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used in the premises in pursuance of this permission, together with a schedule of maintenance. No use of the premises as hereby permitted shall take place until the approved scheme has been installed and is operational and thereafter it shall be retained in

full accordance with the approved details and the maintenance of the system, including any flue, shall be carried out in accordance with the scheme as agreed.

19. Lighting scheme – prior to occupation -

- building lighting scheme
- pocket park lighting and landscaping

20. Water efficiency – to be agreed prior to first occupation:

- student block shall be required to be designed to meet Code Level 4 for water use (105l/p/day).
- 50 ASG shall include water efficient measures to be agreed prior to use.

21. Energy efficiency – to be agreed prior to first occupation:

- implement efficiency measures as proposed upon first occupation.
- Provide 10% scheme as proposed and be operational on first occupation.

22. Waste management – to be agreed prior to first occupation

- provide refuse stores.
- management and collection scheme to be agreed.

23. Drainage – to be agreed prior to first occupation:

- to be built with drainage scheme in place and operational prior to use.
- To agree drainage management and maintenance prior to use.

Informative Notes

1. Construction good practice

- The applicant should contact the County Council and request that the permissive footpath through the Bus Station / Bull Close Lane be converted to shared use for pedestrians and cyclists to improve cycling convenience.
- Located within the city centre controlled parking zone; therefore not entitled for resident or business permits.
- Scheme may benefit from signage - Signage of All Saints from All Saints Green required condition
e.g. 'Halls of Residence' directional sign at junction with site access – suggest liaison with Highways.
- Bins to be purchased by the applicant prior to occupation, (trade waste)
- Development not eligible for on street parking permits.
- Street naming and numbering queries to be directed to Kay Baxter, tel 01603 21 2468 (Mons & Tuesdays only)
- Shared surface practice note can be obtained from Transportation dept: Design and materials to be agreed with transportation and planning officers
transport@norwich.gov.uk
- Pedestrian zone TRO required £1695 + signage.

2. EA – re contamination works:

- Piling and other penetrative ground improvement techniques:

For development involving piling or other penetrative ground improvement methods on a site potentially affected by contamination a suitable Foundation Works Risk Assessment based on the results of the site investigation and any remediation, should be undertaken. This assessment should underpin the choice of founding technique and any mitigation measures employed, to

ensure the process does not cause, or create preferential pathways for, the movement of contamination into the underlying aquifer, or impact to surface water quality.

Surface water management: Where soakaways or other infiltration systems are proposed for the disposal of surface water, our general requirements are as follows:

1. Soakaways or other infiltration systems shall only be used in areas on site where they will not present a risk to groundwater, with the depth of soakaway kept to a minimum to ensure that the maximum possible depth of unsaturated material remains between the base of the soakaway and the top of the water table, ensuring that a direct discharge of surface water into groundwater is prevented.
2. Soakaways shall not be constructed in land affected by contamination, where they may promote the mobilisation of contaminants and give rise to contamination of groundwater.
3. Only clean water from roofs shall be directly discharged to soakaway.
4. Systems for the discharge of surface water from associated hard-standing, roads and impermeable vehicle parking areas shall incorporate appropriate pollution prevention measures.

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 considered negotiations with the applicant and amendments made, at both the pre-application stage and during the course of the formal application, the application has been approved subject to appropriate conditions and for the reasons outlined above.

(2) To approve application No 13/00971/L and grant listed building consent, subject to the following conditions:

- 1 Commence within 3 years.
- 2 Development to be as per plans and repair schedules.
- 3 Archaeology
Pre-demolition - agreement of an archaeological Written Scheme of Investigation before demolition commences, followed by analysis and publication of any finds prior to first use of 50 ASG.
- 4 50 ASG
– precise details of the repairs to be undertaken prior to commencement.
- details of a scheme to provide disabled access where possible.
- 5 Precautionary condition
- Any damage caused should be restored within 2 months.

(Reasons for approval: The development proposals have been carefully considered to sit alongside the neighbouring historic area of the city centre, whilst still providing a building of stature and high quality design for this important gateway location. The development will minimise harm to neighbouring listed buildings and provide significant benefits to the public realm. Although the scheme will involve demolition of the relatively minor outbuildings within the curtilage of the Grade II listed building, the resultant public benefit and improvements to the character and appearance of the conservation area, and the setting of the principle listed building, will outweigh the harm of their removal. In doing so, the scheme will bring back into use a listed building which is on the 'buildings at risk' register and has been sadly neglected for a number of years, and will promote regeneration in this key site in the city centre.)

7. APPLICATION NO 13/01313/NF3 23, 27 & 29 TRORY STREET NORWICH NR2 2RH

(Councillor Bradford was readmitted to the meeting at this point and resumed the chair.)

The planner (development) presented the report with the aid of plans and slides. During his presentation, the planner referred to the supplementary report of updates to reports which summarised additional letters of objection, a letter of support and the planner's responses.

Two local residents addressed the committee and said that they were concerned that as the area was a conservation area, the character of the Victorian street should be retained as far as possible. If the application were approved, it would mean that a quarter of the houses on this street would be changed and would look out of place.

The conservation officer explained that any changes to a property under a article four order must have planning permission granted. This maintained consistency in certain areas. The planner showed the committee an example of a UPVC sash window installed in another property to show how the design of the window would fit in with the character of the properties. He said that the design and the materials were considered when making recommendations.

The planning development manager emphasised that, although this application relates to a council owned property, it has been assessed and dealt with in an identical way to a privately owned property. The conservation officer's design advice had no regard to the identity of the applicant.

RESOLVED with eight in favour (Bradford, Gayton, Ackroyd, Blunt, Gihawi, Button, Grahame, Jackson and Little) one against (Sands) and one abstention (Storie) to approve Application No (13/01313/NF3 23, 27 and 29 Trory Street, Norwich, NR2 2RH and grant planning permission, subject to the following conditions:-

1. Standard time limit.
2. In accordance with the approved plans.

8. APPLICATION NO 13/01002/F 5 KINVER CLOSE NORWICH NR4 7QZ

The planner (development) presented the report with the aid of plans and slides. During her presentation, the planner referred to the supplementary report of updates to reports which summarised an additional representation from a ward councillor and the planner's response.

A local resident addressed the committee and said that her garden backed onto the site of the applications. She circulated a copy of her representation to the committee. She explained that the seating area in her garden would be overshadowed by the proposed timber store and felt that she would lose the use of a primary area of her garden.

The planner explained that if the height of the timber store was dropped below the height of the dividing fence, the building would be unusable as it would only be 0.8 metres high.

In response to a question from a member, the planning development manager explained that overshadowing guidelines only related to occupiable rooms and that there was no restriction on trees or shrubs which may cause greater overshadowing than a building. The planner said that the area of garden belonging to the objector was in frequent use, however, it was a large garden so other areas could be utilised as a seating area.

RESOLVED with ten members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Gihawi, Button, Grahame, Jackson, Little and Storie) and two members voting against (Stammers and Sands) to approve Application No 13/01002/F for 5 Kinver Close and grant planning permission, subject to the following conditions:-

1. 3 year time limit;
2. in accordance with plans;
3. floor levels to be agreed.

(Councillors Gihawi and Sands left the meeting at this point.)

9. APPLICATION NO 13/01203/F SITE OF FORMER GARAGES AT 41 - 43 CHURCHILL ROAD NORWICH

The senior planner (development) presented the report with the aid of plans and slides.

RESOLVED unanimously, to approve application no 13/01203/F at 41-43 Churchill Road, Norwich, and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with plans
3. Approval of external facing materials
4. Approval of boundary fence details
4. Approval and provision of bin and cycle storage facilities
5. In accordance with recommendations in ground conditions report

6. Contamination/top soil restrictions
7. Provision of water efficiency measures

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 and has approved the application subject to appropriate conditions and for the reasons outlined above.

(Councillor Little left the meeting at this point.)

**10. APPLICATION NO 12/01444/F NORWICH FAMILY LIFE CHURCH
HEARTSEASE LANE NORWICH NR7 9NT**

The senior planner (development) presented the report with the aid of plans and slides. He explained to the committee that the applicant had not yet been able to secure funding for the shell of the main building and that removing the necessity for a section 106 agreement and release of a planning permission for the site might assist the applicant to secure funding and begin building.

RESOLVED, unanimously, to:

- (1) approve application no 12/01444/F Norwich Family Life Church Heartsease Lane Norwich NR7 9NT and grant planning permission, 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 and D2 uses as shown on floor plan only
 4. Details of recessed panels, joinery, glazing, roofs, brick and cladding finishes, bin store, external lighting and CCTV equipment to be agreed
 5. Details of proposed levels to be agreed
 6. Details of relocation of the existing portakabin buildings
 7. Details of arboricultural supervision and method statement to be agreed
 8. Development to be in accordance with submitted AIA, tree protection plan and details as above
 9. Tree protection to be retained and no changes etc within tree protection areas unless agreed
 10. Details of hard and soft landscaping, including surfacing materials, boundary treatments, enclosures within the site, additional replacement tree planting, replacement green space, biodiversity enhancements to include bat and bird boxes and fence gateways, implementation programme, written specifications and a management method statement detailing how the planting will be maintained, to be agreed
 11. Development to be in accordance with submitted ecology report
 12. Intrusive investigation and remediation, as necessary, for contamination to be undertaken
 13. Submission of verification report in respect of remediation of contamination
 14. Measures to deal with unexpected contamination
 15. Details of verification of imported topsoil
 16. Details of sustainable drainage and surface water drainage strategy
 17. Details for standards and features for water conservation to be agreed

18. Details of all plant and machinery associated with the development
19. Details of all extract, fume and flue systems associated with the development
20. Details and setting of noise limiter
21. Details for boundary noise levels to be agreed
22. Details to be agreed to provide at least 10% of energy demand from decentralised low or zero carbon sources
23. Details of the access road, car and coach parking, cycle parking, loading/unloading and turning areas
24. Details of scheme for provision for on site parking for construction workers for the duration of the construction period
25. Details of wheel cleaning facilities for construction vehicles
26. For the duration of the construction period all traffic associated with the construction of the development shall use the approved wheel cleaning facilities
27. Details of Interim Travel Plan
28. Implementation of the Interim Travel Plan and details during the first year of occupation of a Full Travel Plan based on the Interim Travel Plan
29. No use to take place unless waiting restrictions have been installed from Rider Haggard Road to Salhouse Road on both sides of Heartsease Lane
30. No use to take place unless shared use cycle/footway has been installed from Valley Drive to Salhouse Road along Heartsease Lane
31. Details archaeological site monitoring
32. Details of provision of fire hydrants

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 appropriate conditions and for the reasons outlined within the committee report for the planning applications committee meetings on 18 April and 12 September 2013.

Informatives

1. Considerate constructors scheme (to avoid noise and disturbance)
 2. Environment Agency advice on drainage and contamination
 3. Anglian Water advice on AW assets
 4. Norfolk County Council advice on travel information
 5. Works within the highway and transport contact
- (2) to note the earlier authorisation of enforcement action within the minutes of the meeting held on 18 April 2013 to secure the cessation of the unauthorised use of the land for the placement of portakabin buildings and the taking of legal proceedings, including prosecution if necessary.

CHAIR