



**NORWICH**  
City Council

### Planning applications committee

**Date: Thursday, 12 October 2023**

**Time: 10:30**

**Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH**

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

#### Committee members:

##### Councillors:

Driver (chair)  
Sands (M) (vice chair)  
Calvert  
Champion  
Hoechner  
Lubbock  
Peek  
Price  
Prinsley  
Sands (S)  
Stutely  
Thomas (Va)  
Thomas (Vi)  
Young

#### For further information please contact:

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#### Information for members of the public

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For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



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## Agenda

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### **Pre-application Briefing - Norwich School, The Close, Norwich, NR1 4DD**

There will be a pre-application briefing for members of the committee, ward councillors and other interested parties at 9:30 for:  
Address: Norwich School, The Close, Norwich, NR1 4DD.

Description: Demolition of existing refectory, erection of replacement refectory and associated works.

**The formal meeting of the committee will commence at 10:30.**

#### **1 Apologies**

To receive apologies for absence

#### **2 Declarations of interest**

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

#### **3 Minutes**

5 - 8

To approve the accuracy of the minutes of the meeting held on 10 August 2023

#### **Planning applications**

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting on applications for consideration at this meeting are required to notify the committee officer by 10:00 on the day before the meeting.

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

Please note:

- The formal business of the committee will commence at 10.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business.

**4 Application no 22/00855/F The Cedars, Norwich, NR2 2EE**

9 - 20

**Proposal:** Installation of 3no. mobility scooter stores to house 16no. mobility scooters, arranged in two blocks of 6no. to the northwest of the site and one block of 4no. stores to the east of the site

**Ward:** Eaton

**Case Officer:** Daisy Hill , Planner

**Reason at Committee:** Objections

**Recommendation:** Approval with conditions

Date of publication: **Wednesday, 04 October 2023**





**Planning Applications Committee**

**09:30 to 10:45**

**10 August 2023**

Present: Councillors Sands (M) (vice chair in the chair), Fox (substitute for Councillor Champion), Haynes (substitute for Councillor Calvert), Hoechner, Kidman (substitute for Councillor Driver), Lubbock, Peek, Sands (S), Stutely

Apologies: Councillors Driver (chair), Calvert, Champion, Price, Prinsley, Thomas (Va), Thomas (Vi) and Young

**1. Declarations of interests**

There were no declarations of interests.

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 13 July 2023.

**3. Application no 22/00273/F – Land off Argyle Street, Norwich NR1 2DA**

The Senior Planner (case officer) presented the report with the aid of plans and slides. Members were advised that there had been nine objections to the proposal as itemised in the report. The Senior Planner proposed that an additional condition should be added to the recommendation, requiring the applicant to submit a contamination report, as recommended by the Environmental Protection Officer.

During discussion the Senior Planner and the Development Manager answered members' questions. This included questions on the landscaping proposals and confirmation that the landscaping conditions would ensure that boundary treatments addressed the concerns raised by Norfolk Constabulary. The landscaping scheme would be managed and maintained. Members sought clarification on the location of the cycle storage and noted that it met the local plan standard for each of the units. The committee also noted the plan detailing the cross section of the wall, and that there would be railings on top of a low wall. It was noted that the scheme complied with the council's policy for the provision of electric vehicle charging. Members were advised that some bedrooms were marginally smaller than standard but considered acceptable because of the inclusion of dressing areas and large cupboard spaces.

Members asked several questions about the use of the open space and access through the site. Members noted that two trees, an Ash and Silver Birch, were to be

removed to facilitate the development. Members were advised that that tree planting scheme would provide six new trees of different species as set out in the landscaping scheme. The committee noted that the communal space was intended for the residents of the scheme. The original plans had been revised to remove a second access to avoid building too close to a retaining wall. There would be better visibility and access from the proposal site to the play area in the adjacent park. There was pedestrian access through Argyle Street between Southgate Lane and King Street. External lighting would be considered as part of the landscaping condition. There was no evidence of bats roosting on the site.

The Senior Planner answered questions on the improved outlook of the public space as a deterrent for anti-social behaviour and crime. The chair commented that greater visibility would encourage other residents to use the park and play area.

The committee also considered that the site was on former chalk workings and had a history of subsidence. The Senior Planner said that the properties built in the 1980s had shallow foundations and had subsequently developed cracks and subsidence, which required frequent repairs and caused disruption to residents. It was proposed to use deep piled foundations for the building walls and floors taken into the chalk bedrock and extended beneath all possible previous excavations, tunnels, and other unstable materials, similar to the foundations used for Normandie Tower. There were technical reports providing evidence for this approach.

A member referred to a public representation suggesting that the affordable housing would provide homes for people with drug or alcohol dependencies and other vulnerable people. The Senior Planner said that the scheme provided affordable housing at a social rent for residents on the housing register and was not targeted at specific groups.

The Development Manager referred to the report (paragraphs 96 to 112) and explained the Green Infrastructure Contribution. He also explained that this site had been included on the priority list (Cabinet, 14 December 2022) to provide mitigation for Nutrient Neutrality and bring sites forward for development under the Norwich City Council Water Usage Retrofitting Mitigation Scheme (NCC WURMS).

The chair moved and Councillor Lubbock seconded the recommendations as set out in the report and with the additional condition, requiring the applicant to submit a contamination report.

Prior to discussion, the Senior Planner answered one further question from a member about the “long drag distance for bins” to provide assurance on the location of bin stores. Infirm residents could request assistance to have bins collected from their property.

Discussion ensued in which members welcomed this scheme for 14 affordable houses for social rent. The location of the site was close to the city centre with good transport links and access to green open space. A member considered that it was not dissimilar to Goldsmith Street in that it provided terraced houses, with outdoor space for residents to socialise and safe play areas for children. A member regretted the loss of the two trees but considered on balance that it was a good scheme.

One member suggested that with 9 parking spaces to 14 units, housing services prepared future tenants so that they are aware of the parking restrictions and can review the number of cars they have in their household.

**RESOLVED**, unanimously, to approve application no 22/00273/F– Land off Argyle Street, Norwich NR1 2DA, and grant planning permission subject to the completion of a S106 legal agreement to secure the provision of policy compliant affordable housing, nutrient neutrality credits and GIRAMS payment and the following conditions:

1. Standard time limit
2. In accordance with plans
3. Materials
4. Landscaping
5. Ecology measures
6. Small mammal access
7. Parking and turning area
8. Refuse and cycle storage details
9. Construction Management Plan
10. Electric vehicle charging point
11. Agreement of off-site highway improvement works
12. Provision of off-site highway improvement works
13. Infiltration testing/drainage strategy
14. Unexpected contamination
15. Imported material
16. Energy efficiency
17. Water efficiency
18. Contamination report

CHAIR







**Committee name:** Planning applications

**Committee date:** 12/10/2023

**Report title:** Application no 22/00855/F - The Cedars, Norwich, NR2 2EE

**Report from:** Head of planning and regulatory services

**OPEN PUBLIC ITEM**

**Purpose:**

To determine:

**Application no:** 22/00855/F

**Site Address:** The Cedars, Norwich, NR2 2EE

**Decision due by:** 12/10/2023

**Proposal:** Installation of 3no. mobility scooter stores to house 16no. mobility scooters, arranged in two blocks of 6no. to the northwest of the site and one block of 4no. stores to the east of the site

**Key considerations:**

- The impact that the proposal will have on the character and appearance of the building and wider area
- The impact of the proposal on neighbouring residential amenity
- The impact of the proposal on surrounding trees

**Ward:** Eaton

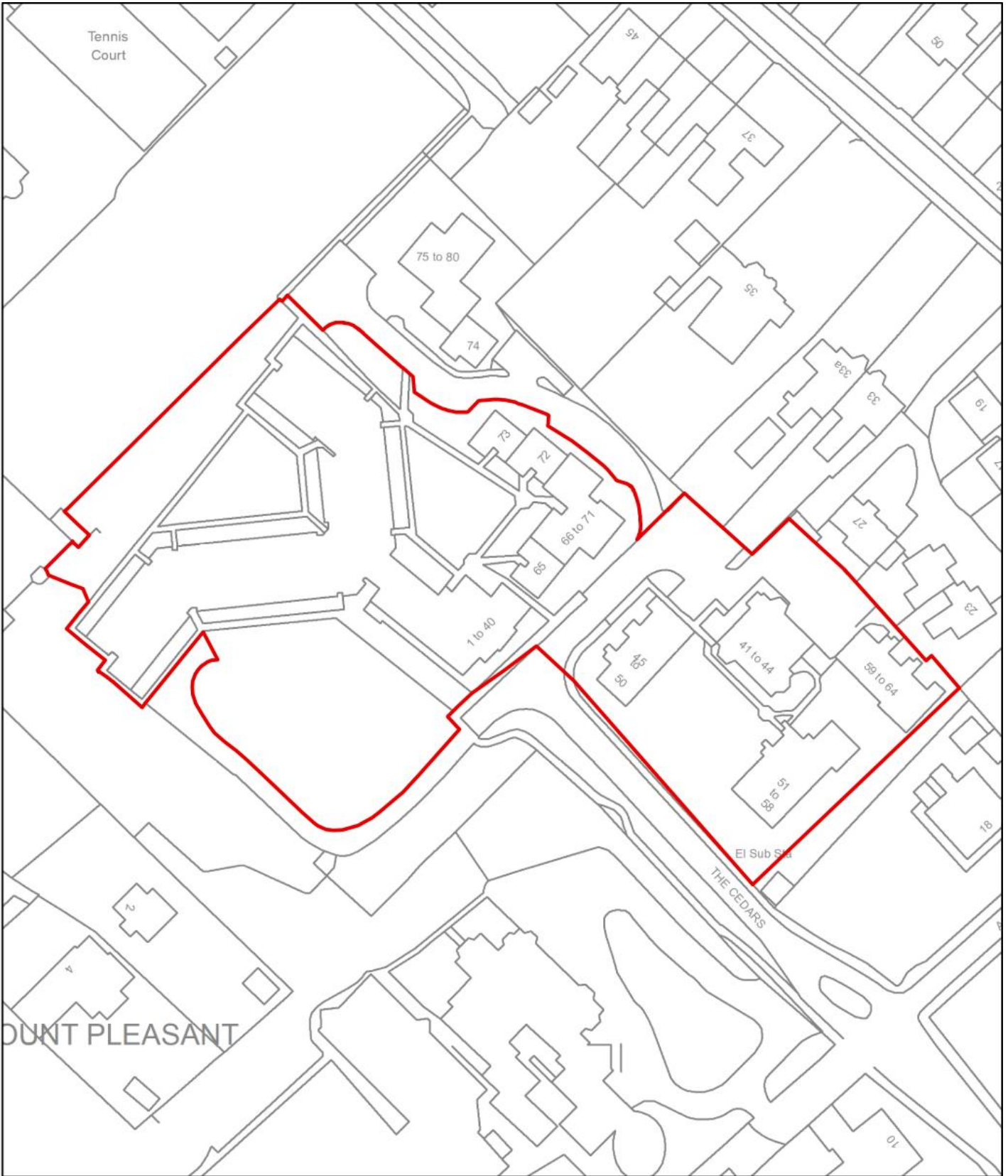
**Case Officer:** Daisy Hill , Planner

**Applicant/agent:** Sam Coughlan

**Reason at Committee:** Objections

**Recommendation:**

It is recommended to approve the application for the reasons given in the report and subject to the planning conditions set out in paragraph 43 of this report.



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Planning Application No 22/00855/F  
 Site Address The Cedars Norwich NR2 2EE

Scale 1:1,000



**NORWICH**  
**City Council**  
 PLANNING SERVICES



## The Site and Surroundings

1. The site is situated to the north of Newmarket Road and access is via Ablemarle Road which then leads onto The Cedars.
2. The site features a collection of buildings, of different ages, set in attractive gardens which make up 'The Cedars' sheltered housing scheme. The Cedars offers independent living for the over 55's.
3. The surrounding area is predominately residential and within the Newmarket Road Conservation Area.
4. Norwich High School for Girls sits to the southwest of the application site.

## Constraints

5. Newmarket Road Conservation Area
6. Critical drainage catchment
7. Adjacent to area of Tree Preservation Order TPO.69 (Group)

## Relevant Planning History

8. The records held by the city council show the following planning history for the site.

18/01541/F	Replacement doors and windows.	APPR	19/12/2018
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## The Proposal

9. The proposal involves the installation of 3no. mobility scooter stores. All to be single storey.
10. A total of 16no mobility scooters can be accommodated in the stores across two locations on the site.
11. The stores will be constructed from a galvanised steel frame with steel panel cladding (in a green finish) and feature a fireboard MgO core internal liner. The roof will be profiled galvanized steel.
12. Two stores (capable of storing 6no scooters in each) are proposed to the northwest of the site. Each store will measure approx. 7m wide, 2m tall and 1.8m deep.
13. One store (capable of storing 4no scooters) is proposed to the east of the site and will measure approx. 4.8m wide, 2m tall and 1.8m deep.

## Consultation responses

14. Consultation responses are summarised below. The full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

## Representations

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

Issues raised	Response
Siting of stores	See main issue 2
Distance from flats/access issues	See main issue 4
Aesthetics	See main issue 2
Overshadowing	See main issue 4
Security/Health & Safety issues	See main issue 4
Concerns over trees & their roots	See main issue 5

## Statutory and non-statutory consultees

### Tree Protection Officer (Norwich City Council)

16. No objections from an arboricultural perspective.

## Assessment of Planning Considerations

### Relevant Development Plan Policies

#### 17. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design

#### 18. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM5 Planning effectively for flood resilience
- DM7 Trees and development
- DM9 Safeguarding Norwich's heritage

## Other material considerations

#### 19. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment

### **Case Assessment**

20. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Policy Framework (NPPF), the council's standing duties, other policy documents and guidance detailed above, and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

#### **Main Issue 1. Principle of development**

21. The principle of mobility scooter stores is acceptable and supports the adaptation of the site to accommodate those with disabilities and allow them to live independently. The main policy and material considerations in this case are considered below.

#### **Main Issue 2. Design & Heritage**

22. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 124-132 and paragraphs 184-202.

23. In reference to policy, Local Plan Policy DM3 'Delivering High Quality Design' asks that design should "respect, enhance and respond to the character and local distinctiveness of the area."

24. The siting of the stores, in two separate locations will have some impact both on outlook from residences and on the setting of The Cedars however they are not considered to present such a visual barrier in order to be considered unacceptable. The current proposal does seek to preserve some element of openness when viewing both in and out of the housing scheme.

25. The stores in themselves are more substantial structures, and it is important that materials are sympathetic with the open verdant setting of the conservation area. The cladding features a green coloured finish and is considered to be a sympathetic colour that will keep the stores in context with the character of the area.

26. In terms of impact on the wider setting in the context of the conservation area (Policy DM9), while the open setting to the northwest is a characteristic on which the proposal will impact to some extent, it should be borne in mind that the grass field to the northwest is used as a school sports facility and is not accessible to the wider public. There will be little or no visibility of the stores

from the public realm. Particularly given this, the proposal couldn't be said to represent any notable harm to the conservation area.

27. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.

### **Main Issue 3. Amenity**

28. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.

29. Of particular relevance in terms of amenity is Local Plan Policy DM2 'Ensuring satisfactory living and working conditions'.

30. We also have to consider that there will be amenity and safety benefits from residents having the facility to store their scooters in a secure location outside of the main building. So it can reasonably be argued that these considerations can outweigh a degree of negative impact on the outdoor amenity space, particularly given the wellbeing benefits for older people of continued mobility.

31. While the proposed location is relatively visually prominent, it has the advantage of not being situated too close to any residence and so not having a more direct impact in terms of loss of light and outlook. It also appears to be suitably accessible and close to the existing hard surface path.

### **Main Issue 4. Flood risk**

32. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 155-165.

33. The site is located within flood zone 1, within a critical drainage catchment. Though there is some identified flood risk, the stores do not cover sufficient area to justify a requirement of sustainable drainage measures, therefore the proposal is considered to be acceptable.

### **Main Issue 5. Trees**

34. Key policies and NPPF paragraphs – JCS1, DM7, NPPF paragraphs 170 and 175.

35. The local area has established trees and bushes as does the site itself. However, no trees are proposed to be felled or pruned as part of the development and upon consultation there are no objections from an arboricultural perspective. More specifically, the larger stores will sit outside of the root protection area of T4 and the smaller store, although within the root protection area for T1, will sit upon the existing hard surface. The Tree Officer is satisfied with the proposals and a condition is recommended to ensure compliance with the Arboricultural Impact Assessment (AIA).

## **Main Issue 6. Nutrient Neutrality**

### **36. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)**

- Site Affected:       (a)    Broads SAC/Broadland Ramsar  
                              (b)    River Wensum SAC
- Potential effect:    (a)    Increased nitrogen and phosphorus loading  
                              (b)    Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads & Wensum SACs, and if so, whether or not those effects can be mitigated against.

The council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16 March 2022.

#### **(a) Broads SAC/Broadland Ramsar**

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer:       NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

#### **(b) River Wensum SAC**

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND

- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal does not:-

- Result in an increase in overnight accommodation in the catchment area of the SAC;
- By virtue of its scale, draw people into the catchment area of the SAC
- Result in additional or unusual pollution to surface water as a result of processes forming part of the proposal.

In addition, the discharge for the relevant WwTW is downstream of the SAC.

Consequently, the proposal would not result in an increase in nutrients flowing into the SAC in the form of either nitrogen or phosphorous.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

### **Equalities and diversity issues**

37. The proposals seek to support those living with disabilities living in an older persons sheltered housing scheme and therefore there are equality and diversity benefits associated with the application.

### **S106 Obligations**

38. There are no S106 obligations relevant/applicable to this application.

### **Local finance considerations**

39. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.

40. In this case local finance considerations are not considered to be material to the case.

### **Human Rights Act 1998**

41. Officers have considered the implications of the Human Rights Act 1998 in reaching a recommendation to approve this application. They consider that the interference with the human rights of the applicant under Article 8/Article 1 of Protocol 1 is justifiable and proportionate for the protection of the rights and



freedom of others or the control of his/her property in this way is in accordance with the general interest.

### **Section 17 of the Crime and Disorder Act 1998.**

42. Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to grant planning permission, officers consider that the proposal will not undermine crime prevention or the promotion of community.

### **Planning Balance and Conclusion**

43. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

### **Recommendation**

44. To approve application 22/00855/F - The Cedars, Norwich, NR2 2EE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Works in accordance with AIA, AMS, TPP

**Appendices:** None

**Contact name:** Daisy Hill

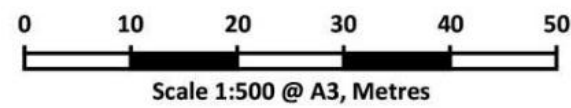
**Telephone number:** 01603 987566


**Email address:** [daisyhill@norwich.gov.uk](mailto:daisyhill@norwich.gov.uk)



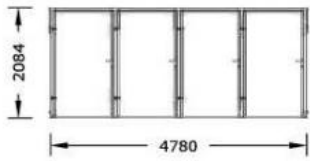
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Site Plan, Scale 1:500 @ A3, Metres

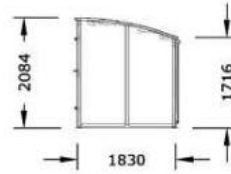


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 outdoor storage systems	
DWG NO. BHA-TC-P-SP-P	REVISION A
SHEET 1 OF 1	

Front Elevation



Right Elevation



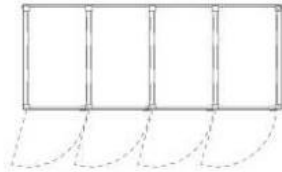
Rear Elevation



Left Elevation



Plan View



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Scale:- 1:100 @ A3

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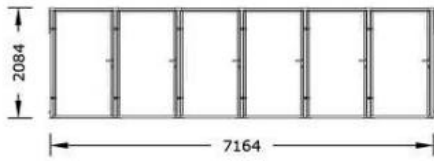
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Planning-PSM 4-Elevations-Proposed

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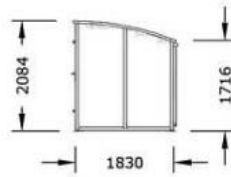
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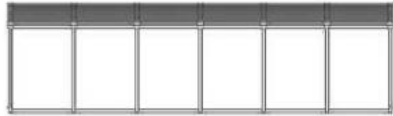
Front Elevation



Right Elevation



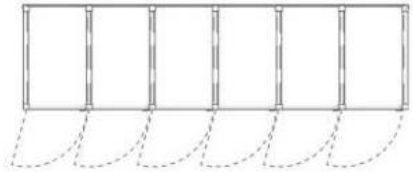
Rear Elevation



Left Elevation



Plan View



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Scale:- 1:100 @ A3

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Planning-PSM 6-Elevations-Proposed

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