



PLANNING APPLICATIONS COMMITTEE

9.30 a.m. – 11.20 a.m.

5 June 2008

Present: Councillors Bradford (Chair), Llewellyn (Vice-Chair, following election), Banham, Bearman, Collishaw, George, Lay, Little (S), Lubbock and Stephenson

Apologies: Councillor Driver

1. JOHN ANDREWS

The Chair referred to the sad and unexpected death of a long-standing and respected officer within Planning Services, John Andrews, Planning Team Leader (Outer), whose funeral had been held the previous day and would be sadly missed.

(The Chair then led the Committee in a minute's silence as tribute to John Andrews.)

2. APPOINTMENT OF VICE-CHAIR

Councillor Bearman proposed, seconded by Councillor Stephenson, that Councillor Llewellyn be appointed as Vice-Chair. Councillor George proposed, seconded by Councillor Collishaw, that Councillor Collishaw be appointed as Vice-Chair. On being put to the vote, it was:-

RESOLVED, with the majority of members voting in favour, to appoint Councillor Llewellyn as Vice-Chair of the Planning Applications Committee for the ensuing Civic Year.

3. MINUTES

RESOLVED to approve the accuracy of the minutes of the meeting held on 8 May 2008.

4. APPLICATION NO 08/002113/F – SITE OF FORMER PUBLIC HOUSE, 18 PENN GROVE

The Senior Planners (Development) presented the report with the aid of slides and plans and answered questions. Members were advised that there had been discussions with the applicant before the application had been submitted but their advice had not been taken. There would be further talks with the applicant dependent on the outcome of the application.

Councillor Morpew, Ward Councillor for Mile Cross Ward, addressed the Committee outlining the neighbouring residents' objections to the proposals and support for the officers recommendation to refuse the application.

Discussion ensued in which member concurred that the site should be developed but that the proposals were inappropriate and should be in line with existing buildings in Penn Grove.

RESOLVED to refuse planning permission for Application No 08/002113/F – Site of Former Public House, 18 Penn Grove, for the following reasons:-

1. The proposed development would result in the overdevelopment of the site with buildings of inappropriate scale, layout and design and would thereby be out of character with the area and detrimental to the residential amenity of existing and future residents and visual amenity of the surrounding area.
 2. The proposed design does not provide adequate landscape setting or open amenity space to meet the needs of residents and is dominated by buildings and hard surfacing to the detriment of the residential amenity of existing and future residents and would represent an un-neighbourly and over intense development adversely impacting on the character and amenities of the surrounding area.
 3. The proposed layout of the parking spaces, cycle store and refuse store would present practical problems in terms of vehicle turning and refuse/recycling collection to the detriment of the amenity of the area and to pedestrian and vehicular safety.
 4. The proposal does not demonstrate that adequate car parking can be provided on-site and the intensification of occupation gives rise to additional pressure on the limited parking resources within this part of Norwich. As such the proposal undermines the parking scheme in operation in the area to the detriment of amenity.
 5. The proposal fails to show how at least 10% of energy from decentralised and renewable or low carbon sources could be achieved.
 6. For the reasons given above, the proposal would be contrary to policies EP 16, EP18, EP20, EP22, HBE12, HOU6, HOU13, HOU18, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan adopted November 2004 and Policies ENG1 and ENV 7 of the East of England Plan, May 2008.
- 5. APPLICATION NO 08/00345/F – LAND ON EAST SIDE OF HOLT ROAD, OPPOSITE NOS 153 TO 181 HOLT ROAD**

The Senior Planner (Development) presented the report, with the aid of slides and plans, and said that there had been a large number of objections to the proposals.

Members expressed concerns that there was commercial activity on the site and were advised that this was being monitored.

RESOLVED to refuse Application No 08/00345/F – Land on East Side of Holt Road, Opposite Nos 153 to 181 Holt Road for the following reasons:-

1. The proposed development would adversely alter the character and appearance of the existing paddock, and the proposal would also amount to a piecemeal form of development, intruding into open country beyond the built-up area in this part of the City. As such it would be detrimental to the visual and residential amenities of the area.
2. The proposed development is likely to intensify the use of an existing access on a stretch of classified highway (A140) where the principle use is that of carrying traffic freely and safely between centres of population. Notwithstanding the existence of an access in this location, the likely intensification resulting from the proposed development would lead to the deterioration in the efficiency of the through road as a traffic carrier and be detrimental to highway safety.
3. The proposal would be contrary to Policies HBE12, EMP1 and TRA18 of the City of Norwich Replacement Local Plan Adopted Version, November 2004, Policy T2 of the Norfolk County Structure Plan Adopted Version, October 1999. Policy T6 of the East of England Plan, May 2008 and Policy T2 of the Norfolk County Structure Plan, October 1999.

**6. APPLICATION NO 07/01438/F – DIAMOND H CONTROLS LTD,
VULCAN ROAD NORTH**

The Planner (Development) presented the report with the aid of slides and plans and answered members' questions. She explained that that landscaping conditions were usually delegated to officers and that the proposals did not displace car parking on the site.

RESOLVED to approve Application No 07/01438/F – Diamond H Controls Ltd, Vulcan Road North and grant planning permission, subject to the following conditions:

1. Commencement of development within three years.
2. Details of landscaping.
3. Maintenance of landscaping.

(Reasons for approval:- The installation of self-storage containers is considered acceptable and, subject to conditions, will not be detrimental to the amenity of nearby businesses in accordance with Policies EMP5 and NE9 of the City of Norwich Replacement Local Plan (Adopted Version November 2004), policy ENV7 of the East of England Plan, May 2008 and to all material planning considerations.)

7. APPLICATION NO 08/0065/U - 23 GEORGE POPE ROAD

The Planner (Development) referred to the report and said that a response had been made to an immediate neighbour, clarifying points that had been raised and although

an invitation had been made for the neighbour to come back on any points there had been no further correspondence.

RESOLVED to approve Application No 08/0065/U - 23 George Pope Road and grant planning permission subject to the following conditions:

1. The development must be begun within three years of the date of this permission.
2. Provision of bin and cycle stores.

(Reason for approval: The decision is made with regard to policy EP22, HOU18 TRA6, TRA7 and TRA8 of the City of Norwich Replacement Local Plan Adopted Version November 2004, policy ENV7 of the East of England Plan, May 2008 and all material considerations. The change from bedsits to flats will be an improvement for the residential amenities of the occupants and neighbours and will not have a detrimental impact on the amenities of the locality.)

8. APPLICATION NO 08/00303/F – 1 CARNOUSTIE

The Planner (Development) presented the report with the aid of slides and plans. An additional representation from a neighbour whose property was to the South East of the property at 1 Carnoustie, was circulated to members of the Committee. The officer addressed the points raised in the letter. The applicant did not want to install smaller windows or use frosted glazing as suggested a condition to raise the fence which could make the proposed extension more acceptable to the neighbour.

Discussion ensued in which members considered heightening the fence and that the fence would be within the applicant's cutilege. However members considered that increased fence height together with additional planting would be more acceptable and would go some way to meet the neighbour's objections.

Councillor Lubbock pointed out that people making representations on this application had received late notification about the date of this Committee and it was noted by officers.

RESOLVED to approve Application No 08/00303/F – 1 Carnoustie and grant planning permission subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. Materials to match the existing house.
3. The fence to be raised to 2m with additional planting.

(Reasons for approval: The development is considered to be compatible with the existing character and amenity of the surrounding area. The decision to grant planning permission has been taken having regard to policy EP22 of the City of Norwich Replacement Local Plan, November 2004, policy ENV7 of the East of England Plan, May 2008 and all other relevant material considerations.)

9. APPLICATION NO 08/00348/F – 177 NEWMARKET ROAD

The Planner (Development) presented the report with the aid of slides and plans. She addressed the issues raised in a letter which a neighbour had sent to all members of the Committee relating to the access to the new plot to the rear of the property and answered members' questions.

RESOLVED, with 9 members voting in favour (Councillors Bradford, Llewellyn, Banham, Bearman, Collishaw, George, Lay, Little (S) and Lubbock), 0 members voting against and 1 member abstaining (Councillor Stephenson) to approve Application No 08/00348/F – 177 Newmarket Road subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. All work shall strictly adhere to the Arboricultural Method Statement, and all work shall accord with AAIS-APN12.
3. There shall be no movement of machinery or heavy plant within the Root Protection Areas before the ground is protected by a load spreader and the sub-base; and then any movements must be only along the construction.
4. Prior to the commencement of works, the Root Protection Areas that are outside the intended construction area will be protected with barriers in order to establish a Construction Exclusion Zone. Barriers should be fit for the purpose of excluding construction activity and appropriate to the degree and proximity of work taking place around the retained trees. Barriers should therefore consist of a scaffold framework comprising a vertical and horizontal framework, well braced to resist impacts, with vertical tubes spaced at a maximum interval of 3metres. Onto this, weldmesh panels should be securely fixed with wire or scaffold clamps. Weldmesh panels on rubber or concrete feet are not to be used.
5. There shall be no storage or any other site activity within the Construction Exclusion Zone.
6. Prior to the commencement of any works relating to planning permission for the proposed construction of the drive there should be submitted and approved in writing a Tree Protection Plan, and also a detailed planting scheme for the 'new screen planting' and hedging, and which provides for ground amelioration and preparation.
7. Within one month of the new drive being brought into use, the existing access from the south west to serve 177 Newmarket Road shall be stopped up to access that house and shall remain so in perpetuity.
8. Within six months of the completion, landscaping, planting and site treatment works shall be carried out in accordance with a scheme to be submitted to and agreed by the Council as Local Planning Authority.

9. Before works commence on the site, details of the surface materials to be used shall be submitted to (with samples if required) and approved in writing by the Council as Local Planning Authority.
10. Any trees or plants which comprise part of the approved landscaping scheme and within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Director - Development and Regeneration gives written consent to any variation.

(Reason for approval: The decision is made with regard to policies NE2, NE3, NE9, HBE8 TRA8 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004, policies T6 and ENV7 of the East of England Plan, May 2008 and all material considerations. The access, subject to the imposition of conditions, will not be detrimental to the character and appearance of this part of the Newmarket Road Conservation Area, and will have no additional impact on amenity or on the area as a whole.)

10. APPLICATION NO 08/00338/F - 5 PARSONS MEAD

The Senior Planner (Development) presented the report with the aid of plans and slides and referred to the neighbours' concerns about being overlooked. The current application was for an extension similar to another house in the area.

RESOLVED to approve Application No 08/00338/F - 5 Parsons Mead and grant planning permission subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall match those on the existing building.

(Reasons for approval: The decision to grant planning permission has been taken having regard to policy EP22 of the City of Norwich Replacement Local Plan 2004, policy ENV7 of the East of England Plan, May 2008 and all material planning considerations. The proposal is not considered to detract from the appearance or character of the area or to impact on the amenity of neighbouring properties.)

11. APPLICATION NO 08/00418/F – HALDIN HOUSE, OLD BANK OF ENGLAND COURT, QUEEN STREET

RESOLVED to note that this planning application had been withdrawn at the request of the applicant.

CHAIR