



PLANNING APPLICATIONS COMMITTEE

9.30am to 11.35am

15 August 2013

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt, Button, Brociek-Coulton, Gihawi (substitute for Councillor Sands (S)) (from item 5 below), Henderson (substitute for Councillor Grahame), Jackson, Little, Neale, and Storie

Apologies: Councillors Grahame and Sands (S)

1. DECLARATION OF INTERESTS

There were no declarations of interest, however Councillor Ackroyd, subsequently declared an other interest in item 7 (below), application no 13/01034/F, Merchants Court, St Georges Street, Norwich, in that her son worked for one of the objectors to the development.

2. MINUTES

RESOLVED to approve the minutes of the meetings held on 25 and 29 July 2013.

3. APPLICATION NO 13/01121/F 2 ELSTEAD CLOSE, NORWICH, NR4 6LU

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, and contained a summary of a representation from the residents of the neighbouring property, 1 Elstead Close, which had been received after the publication of the papers for the meeting, and the officer response. The revised plans that had been submitted by the applicant were displayed to the committee. Members were advised that there was a discrepancy in the land levels of 0.5m which did increase the impact of the proposal on the adjacent property. The alteration to the plans reduced the height of the north-west of the roof by 1m, allowing more light into 1 Elstead Close.

Discussion ensued in which the planner answered members' questions. Members noted that the principal rooms of the adjacent property most affected from loss of light would be the dining room, and that although no sunlight study had been submitted, by the applicant, the revised plans mitigated against the affect of the extension on the neighbouring property. It was noted that the residents of the neighbouring property had been unable to comment on the revised plans. Members were advised that the proposed roof space was to be used as a roof void.

RESOLVED, unanimously, to approve 13/01121/F for 2 Elstead Close and grant planning permission, subject to the following conditions:-

1. Commencement within 3 years;
2. In accordance with plans.

Informative:

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.

4. APPLICATION NO 13/00870/F, UNIT A YAREFIELD PARK, OLDHALL ROAD, NORWICH NR4 6FF

The planning development manager presented the report with the aid of plans and slides, including views from the surrounding countryside to demonstrate the impact that the development would have on the Yare Valley. He also referred to the supplementary report of updates to reports which was circulated at the meeting and said that the applicant had submitted additional information on water conservation measures.

Discussion ensued in which the planning development manager referred to the report and answered members' questions. Members considered the access arrangements and the details of the travel plan. A member pointed out that consideration should be given to those parents who wanted to drop off students near the college rather than at Harford Park and Ride.

During discussion on the design of the conversion of the warehouse to a college, members did not object to the height of the tower but expressed dissatisfaction with the proposed colour (yellow) and considered that there should be further negotiation with the applicant. Members noted that the building complied with sustainable energy requirements and that building regulations would ensure that there was adequate insulation.

Members welcomed the proposal which would benefit the young people of the city and replace the unsatisfactory facilities at the college's Ipswich Road site. The committee concurred that the proposal made good use of the current warehouse and it was considered that the tower would be an aesthetic feature but that there needed to be further consultation with the applicant about its colour.

RESOLVED, unanimously, to approve application no 13/00870/F at Unit A Yarefield Park, Oldhall Road, Norwich NR4 6FF, and grant planning permission, the following conditions:

1. Development to commence within 3 years;
2. Development to be in accordance with the approved plans and details, subject to the finish of the tower being approved by the head of planning services;

3. Restriction on pupil age (14 years upwards) and capacity (600 pupils at any time) unless otherwise agreed in writing with the head of planning;
4. The development shall be constructed to include water conservation measures designed to maximise water conservation. No use of the development hereby approved shall take place until the water conservation measures and appliances have been installed and brought into use and these shall thereafter be permanently retained;
5. No use of the development until the following features have been provided and made available for use as per the approved plans:
 - on-site bus stop;
 - landscaped entrance forecourt;
 - all new security fencing;
 - new internal amenity area landscaping;
 - car parking facilities and layout as per plan, service bays, delivery area and external sports area marked out;
 - pedestrian safety markings at entrance and across adjoining site entrance;
 - cycle parking;
 - scooter parking;;.
6. No use of the development until the cycle network infrastructure improvements as listed in the Travel Plan have been provided and made available for use. Specifically these shall include:
 - a new access / up-ramp / chicane from Ipswich Road to Fountains Road;
 - flush kerbs at Hall Road opposite Fountains Road;
 - flush kerbs at Hall Road opposite Sandy Lane;
 - signage on road and above road from Fountains Road;
 - signage on road along Bessemer Road;
 - safety measures / markings on road across entrance to Oldhall Road at Hall Road junction;
 - providing bus stop on the site to connect to Anglian Bus service;
 - improvements to existing bus stops on the Park & Ride route (if P&R is used);
7. No use of the development until the waiting restrictions in the local area have been improved and/or extended as set out in the Travel Plan, and the site has been marked up as a 'no drop-off zone'.
8. No use of the development until appropriate lighting has been provided for the pedestrian route connection between the site and Ipswich Road, in accordance with a scheme first submitted to and approved in writing by the local highways authority.
9. No use of the development until the photovoltaic panels have been installed on site and made operational in accordance with the details set out in the energy report and in the locations shown on the roof plan;
10. Upon commencement of use, to implement the Travel Plan and monitor accordingly;

11. Any external lighting within the site is to be agreed first by the Local Planning Authority and retained in accordance with the approved details thereafter;
12. Servicing and deliveries by HGVs required to take place outside usual college opening hours;
13. The installation of any plant or machinery for permanent fitting at the premises shall be in accordance with a scheme approved by the Council for the reduction, where necessary, of the level of noise and vibration emanating from the premises.

5. APPLICATION NO 13/00737/U EPIC CENTRE, 112 - 116 MAGDALEN STREET, NORWICH, NR3 1JD

(Councillor Gihawi was admitted to the meeting during this item.)

The planning team leader (development) presented the report with the aid of plans and slides.

During discussion the planning team leader and the planning development manager referred to the report and answered questions. Members noted that the application regulated the use of the building and considered that the studio doors should be kept shut whilst the studios were in use to prevent disturbance to residents in the neighbouring properties and users of the other studios. Members considered that an informative or condition the applicant to manage the use of the facilities should be applied. Further restrictions on the use of the venue for public entertainment would be covered by licensing regulations.

A member suggested that the location of the proposed cycle storage racks could conflict with the installation of the new cycle contra-flow and that officers should ensure that this would be taken into account at the time.

RESOLVED, with 11 members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Button, Brociek-Coulton, Henderson; Jackson, Little, Neale, and Storie) and 1 member abstaining (Councillor Gihawi, who was not being present for the entire item) to approve application No 13/00737/U, 112-116 Magdalen Street, Norwich, NR3 1JD and grant planning permission, subject to the terms of a satisfactory S106 obligation to include the provision of contributions towards off-site cycle storage, and subject to the following conditions:

1. Development to commence within 3 years;
2. Development to be in accordance with the approved plans, including the interior layout / uses of each room as per approved proposed ground floor plan 01-01-14-2-1059 04;
3. Development to be restricted to a maximum of 240 students at any time;
4. In the event of the applicant not fulfilling the planning obligation the use shall not commence until a scheme has been submitted to and agreed in writing by the local planning authority in consultation with the Highways Authority for the

provision of appropriate levels of off-site cycle storage, and the cycle storage has been provided and made available for use in accordance with the approved scheme.

5. No amplified music to be played until the noise mitigation measures have been installed in accordance with the approved acoustic assessment recommendations within Chapter 6 of the Adrian James Acoustics Ltd report ref 10720/1, received 1 July 2013.
6. Maximum sound levels in the rooms marked 'Rehearsal Room 2' and 'Rehearsal Room 3' on Proposed Ground Floor Plan ref no. 01-01-14-2-1059 04, shall be limited to 99dB LAeq(5 mins) in total across all frequency bands and also 97dB Leq(5 mins) in the 63Hz octave band.
7. Upon commencement of the use, the Travel Information Plan is to be implemented and made available to all users of the development, and promoted in accordance with the provisions of the Travel Information Plan.
8. Within three months of commencement of the use, suitable fire hydrant provision equivalent to delivering a minimum of 20 litres of water a second shall be provided and made available for use in accordance with the requirements of the Norfolk Fire Service.
9. Hours of use to be restricted to 0800 – 2130 Monday to Friday, and 0900 – 1700 on Saturdays, Sundays and Public Holidays.
10. No external plant and machinery to be installed without prior approval of the LPA in respect of noise containment and protection of residential amenity.
11. In addition to the recommendations within Chapter 6 of the Adrian James Acoustics Ltd report ref 10720/1, received 1 July 2013, no use of Performance Space/"Live Venue"/Rehearsal, Recording Space (Studio 3) on Proposed Ground Floor Plan ref no. 01-01-14-2-1059 04, shall take place until a new inner door lobby to the north-east stairwell has been provided and fitted with automatic closers. Once provided, this shall be retained thereafter. The automatic closers for the lobby doors shall be operational whenever Studio 3 is in use and the lobby doors shall not be left open at any time except for servicing or in the case of an emergency.

6. APPLICATION NO 13/01163/F MAYBANK, 8 POPLAR AVENUE, NORWICH, NR4 7LB

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

Members noted that this was a retrospective application to amend the position of the previous permission and that the mini treatment drainage system had been relocated so that it could be accessed for annual maintenance from the highway. The system was completely sealed and would not release odours.

RESOLVED, unanimously, to approve application no 13/01163/F, 8 Poplar Avenue and grant planning permission, subject to the following condition:

1. Maintenance in accordance with manufacturer guidelines.

Informative:

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.

7. APPLICATION NO 13/01034/F, MERCHANTS COURT, ST GEORGES STREET, NORWICH

(Councillor Ackroyd declared an other (non-pecuniary) interest in this item.)

The planner (development) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and summarised a late representation from the Norwich Society and a further comment from the Norfolk Historic Environment Services.

During discussion the planner answered members' questions and referred to the report. Members considered the objections that had been raised by the management of The Playhouse and noted that provided that the company continued to use good practice when moving stage equipment and instruments late at night this would mitigate against possible complaints from future residents and that the most affected would be those in the lower floors which was outside the scope of the application. Members also noted that revised plans, which allowed more light into the ground floor office, would address the concerns of the occupants of the office on the ground floor of the building, regarding the light well.

The planner said that the options for landscape enhancements were limited but that the conditions would seek to require that any changes were mitigated. A member suggested that bird boxes and replacement planting should be included.

RESOLVED, unanimously, to approve application no 13/01034/F at Merchants Court, St Georges Street, and grant planning permission, subject to the following conditions:-

1. Standard time limit

2. In accordance with plans
3. Approval of external materials of bricks, tiles, windows and doors
4. Details of internal elevations of the new atrium area and terraces
5. Details of rainwater goods types and locations, ventilation mechanisms and locations for bathrooms and kitchens, conservation rooflights and entrance canopy
6. Compliance with Arboricultural Implications Assessment
7. Landscaping – including permeable paving and replacement planting
8. Provision of bird boxes.
9. Removal of vegetation outside of bird nesting season
10. No more than 5 car parking spaces to be used in conjunction with flat
11. Provision of cycle storage
12. Details of location, size and appearance of refuse store
13. Archaeology – works to stop if artefacts uncovered
14. Water conservation for new dwellings
15. Flood proofing measures
16. Flood warning and evacuation plan
17. Additional noise survey to assess appropriate noise attenuation around plant and mechanical ventilation to flats where required

Article 31(1)(cc) Statement:

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Informative Note:

1. Requirement for protected species licence;
2. Tree protection barriers.

8. APPLICATION NO 13/00892/U 5A ST STEPHENS STREET, NORWICH, NR1 3QL

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

During discussion the planner referred to the report and answered members' questions. He explained that policy SHO10 applied to retail shopping areas and that the change of use of the premises to a betting shop was within the threshold.

Some members welcomed the proposal to bring a vacant property back into use.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Gayton, Button, Brociek-Coulton, Henderson, Little, Gihawi, Stonard), with 2 members voting against (Councillors Ackroyd and Neale) and 2 members abstaining (Councillors Blunt and Jackson) to approve application no 13/00892/U at 5A Stephens Street and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. Development in accordance with plans.

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.

CHAIR