



**Planning applications committee**

**09:30 to 11:30**

**12 March 2020**

Present: Councillors Maxwell (vice chair, in the chair), Ackroyd, Bogelein, Button (from item 3), Neale, Oliver (substitute for Councillor Huntley), Peek, Ryan, Sands (M), Sarmezey, Stutely and Utton

Apologies: Councillors Huntley and Lubbock

**1. Declarations of Interest**

Councillor Bogelein declared a pecuniary interest in item 3 (below), Application no 19/01427/F – Main Car Park University Drive, University of East Anglia, Norwich, because she was employed by the university.

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 13 February 2020.

**3. Application no 19/01427/F - Main Car Park University Drive, University of East Anglia, Norwich**

(Councillor Bogelein having declared an interest left the meeting at this point and did not participate in the determination of this planning application.)

(Councillor Button was admitted to the meeting at this point.)

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

During discussion, the senior planner, together with the area development manager (outer) referred to the report and answered members' questions. Members of the committee, who represented the wards surrounding the university, expressed concern about the loss of 243 parking spaces and the potential displacement of parking on neighbouring residential streets. In response to a suggestion that the applicant should contribute S106 funding for a controlled parking zone, the senior planner explained that the applicants were not required to make a S106 contribution and pointed out that controlled parking zones were not always popular with residents. Members were also advised that the proposed development was for educational use and was not subject to community infrastructure levy payments either. Members also sought information on the energy efficiency of the building and

were advised that whilst not carbon zero, its energy efficiency exceeded policy requirement and complied with Passivhaus principles. In reply to a question, the senior planner confirmed that the fuel used for the combined heat and power (CHP) units was gas and the proposal included infrastructure to connect the two units. In reply to a question, the senior planner explained that the partial closure of Cow Drive was for infrastructure works but would eventually be part of the proposals for improved cycle links. The senior planner said that there were plans to improve bus links with the Research Park and the hospital. The university was encouraging a modal shift away from private car use. The senior planner also explained that the car park was a destination car park and that the provision of an electric charging point complied with policy requirements as it was not residential. He also explained where the parking spaces for disabled people were located and that there were free to access electric charging points available in the Earlham Hall car park. The senior planner, in response to concerns about student accommodation, referred to the report and explained that there would no net increase in the floorspace of the university in the short term.

The chair moved and the vice chair seconded the recommendations as set out in the report.

Discussion ensued in which members considered the planning application. Several members commented on their concern about the adequacy of the travel plan to mitigate the loss of the 243 parking spaces and that it would exacerbate on street parking in residential streets surrounding the university from staff and students. They suggested that the council should consider controlled parking zones around the university. A member said that he was concerned about the impact of the new building on the surrounding heritage Grade II buildings but considered that the building was an important part of the university's wider development plans. Other members praised the high standard of the proposed building and that it would enhance the surrounding buildings. Members also welcomed the use of green space and improved biodiversity. On balance members considered that the scheme and its contribution to the sustainability of the university and wider benefits to the local economy outweighed other concerns. The chair said that he considered that this was an excellent scheme and that the university would continue to progress its travel plan.

Councillor Neale said that he could not support the application because he considered that whilst this scheme improved the biodiversity of the site, he considered that the applicant could be more ambitious in the current climate and environment emergency and should submit a carbon neutral scheme.

**RESOLVED**, with 11 members voting in favour (Councillors Driver, Maxwell, Ackroyd, Button, Peek, Ryan, Sands, Sarmezey, Stutely, Utton and Oliver) and 1 member voting against (Councillor Neale), to approve application no. 19/01427/F - Main Car Park University Drive University of East Anglia Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details materials, rainwater goods, joinery, solar shading, cctv, soffits/cappings, external louvers, manifestations etc.;
4. Timing of road delivery;

5. Timing of demolition / removal of porters lodge;
6. Details of phasing programme for occupation of the building and decant of phases of the Lasdun Wall;
7. Construction Management Statement and site set up for phases of work;
8. Details main car park layout, pay locations and infrastructure, entrance and exit points; hard landscaping / surface design e.g. roadways, pathways, cycle lane, traffic calming measures, taxi drop off area;
9. Details of Cow Drive works / new connection; removal of chicane barriers;
10. Detail bus stops / shelters; Public transport information system; DDA level access;
11. Timing of replacement cycle provision for on-site loss;
12. Details of bike dock; on-site cycle parking; bins and servicing areas;
13. Details of removal and re-use of bus shelter on University Drive;
14. Link to UEA travel plan;
15. Details of progress update for movement strategy report and findings;
16. Details of landscaping scheme for Founders Green;
17. Details landscaping scheme (including tree specification, surface water capture for landscape area irrigation, ecology enhancements on/off-site e.g. nesting boxes, soft and hard landscaping, furniture, Cow Drive and Violet Grove edge works, treatment of felled tree materials etc.);
18. Details of mitigation Programme as Green Infrastructure Strategy including scope of activities / works, planting, management and implementation programme;
19. Details of mitigation strategy for *Brachyopa bicolor*;
20. Clearance outside of Bird Nesting Season unless supervised;
21. Details of external Lighting (including scheme for Cow Drive luminance level control / reduction);
22. Detail of measures against hostile vehicle attack;
23. Details of archaeological site assessment;
24. Arb meeting and site monitoring;
25. AMS – tree removal; pruning; no dig construction and hard surface design; root pruning; site set up and compound; temporary setback areas;
26. Details of location of services and methodology for installation if within RPA's;
27. In accord with AIA etc.;
28. Restriction of activities within root protection areas;
29. Details of low zero carbon technologies and connections to campus CHP / DHS;
30. Details of water conservation measures;
31. Details of surface water strategy / scheme;
32. No hard surfaces shall be laid out unless in accordance with surface water strategy;
33. Stop works and details of remediation if unknown contamination is found;
34. Details of plant and machinery;
35. Details of fume and flue extraction;

## Informatives

1. Unexploded ordnance;
2. Comments of Anglian Water In relation to AW assets affected by development; wastewater treatment; used water network; surface water disposal; and design development to avoid flooding downstream;

3. Comments of Norfolk Constabulary;
4. Comments of LLFA;
5. Norfolk HES to specify extent of the Written Scheme of Investigation for archaeology;
6. Environmental protection/mitigation measures
7. Site clearance and consideration of wildlife;
8. Protected species;
9. Considerate constructor;
10. Removal of asbestos;
11. Notification of timing of works to avoid impacts on highway network.

(The committee adjourned at this point for a short break. Councillor Bogelein was readmitted to the meeting when the committee reconvened with all members present as listed above.)

#### **4. Application no 19/01778/F – 15 Ipswich Grove, Norwich, NR2 2LU**

The planner presented the report with the aid of plans and slides. She pointed out that the application had been amended in response to objections from neighbours concerned about overlooking, and referred to the supplementary report of updates to reports which was circulated at the meeting, relating to a side window and the officer report.

The planner then referred to the report and answered members' questions and confirmed that it had not been necessary for the applicant to provide a sun or daylight assessment.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion members noted the distance from the application site and houses to the rear of the property and considered that if concerned the neighbours could consider the use of shrubs to provide screening. Members also queried whether the applicant should have been required to remove the Juliette balcony but were reminded that the application before them did not include it.

**RESOLVED**, unanimously, to approve application no. 19/01778/F – 15 Ipswich Grove Norwich NR2 2LU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

#### **5. Application no 19/01201/F - 401 Unthank Road, Norwich, NR4 7QG**

The planner 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 the proposal was to provide better ventilation to the unit and that environment protection would require further work from the applicant to mitigate an increase in the current level of noise. Members noted the residents of

Eden House Close's concerns about the louvres matching and the location of the houses in the close in relation to the application site.

**RESOLVED**, unanimously, to approve application no. 19/01201/F - 401 Unthank Road Norwich NR4 7QG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Post-installation noise impact assessment and mitigation where necessary.

CHAIR