

Planning applications committee**10:15 to 10:45****11 February 2021**

Present: Councillors Driver (chair), Maxwell (vice chair), Bogelein, Button, Huntley, Lubbock, Neale, Oliver (substitute for Councillor Peek), Sands (M), Ryan, Sarmezey and Stutely

Apologies: Councillors Peek

1. Declarations of interest

There were no declarations of interest.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 14 January 2021.

3. Application no 20/01415/F - Harford House, Tuckswood Lane, Norwich NR4 6GD

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

During discussion the planner and the area development manager referred to the report and presentation and answered members' questions. This included questions about the floorplans and members were advised that the applicant could decide whether the room leading off the kitchen was a utility room or guest bathroom, as this was not a planning consideration. The committee also sought further information about the planning history of the site and the refusal of an application for the sub-division of the plot and construction of a bungalow. Members were advised that officers had discussed with the applicant that this significant area would provide a spacious garden for the residents but the applicant had chosen not to do this. The area was outside the "red-line" for the application site. The committee also noted the condition relating to the provision of secure Sheffield cycle stands. The applicant would be required provide a shelter to cover them. Members were reassured that the two dormer windows, that were comparable in size to the sash windows elsewhere in the building, together with the roof lanterns would ensure sufficient natural light to the apartment.

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

During discussion, the chair commented that the building had been a former dentists and that he regretted the loss of the chimney. A member said that it was regrettable that applicant had not considered the opportunity to install solar panels on the flat roof as part of this development.

RESOLVED, unanimously, to approve application no. 20/01415/F - Harford House, Tuckswood Lane, Norwich, NR4 6GD and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed;
4. Design of cycle store to be agreed and be provided prior to first occupation;
5. Landscape scheme for external amenity space to include lighting and biodiversity enhancement;
6. Water efficiency

CHAIR