



Planning applications committee

09:30 to 11:30

26 November 2015

Present: Councillors Sands (M) (chair), Herries (vice chair), Blunt, Bradford, Button, Brociek-Coulton, Carlo, Jackson, Lubbock, Neale, Peek and Woollard (from the middle of item 3 below)

1. Declarations of interest

There were no declarations of interest.

2. Minutes

RESOLVED to approve the minutes of the meeting held on 29 October 2015.

3. Application no 15/01449/F - Land at the corner of St Saviours Lane and Blackfriars Street, Norwich

(Councillor Woollard entered the meeting during this item.)

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports, which was circulated at the meeting, and said that the Norwich Society had objected to the previous application because the rooms were too small but had no objections to this application. The supplementary report also included a correction to condition 4, relating to refuse and cycle storage being in accordance with agreed plans under the planning application no 14/01091/D.

During discussion the planner referred to the report and together with the planning team leader (development) (outer area), answered members' questions on the internal floor space being below the minimum standard and that attempts to revise the floor layout had been constrained in order to provide greater acoustic protection. Members noted that the Norwich Society did not object to this application and that there would be affordable housing on the site.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Button, Brociek-Coulton, Carlo, Jackson, Lubbock, Neale, and Peek), no members voting against and 1 member abstaining (Councillor Woollard, because she had not been present for the start of the item) to approve application no. 15/01449/F - Land at the corner of St Saviours Lane and Blackfriars Street, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The acoustic measures set out in the Adrian James Technical Acoustic Report dated 12 March 2014 shall be carried out and retained as such.
4. Refuse and cycle storage in accordance with the detailed plans for the bin and cycle stores approved under planning application no 14/01091/D.

Article 35(2) 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, following negotiations with the applicant and subsequent amendments at the pre-application stage insert if necessary the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

4. Application no 15/01204/F - Site between 95 and 111 Adelaide Street, Norwich

The planning team leader (development) (outer area) presented the report with the aid of plans and slide. He referred to the supplementary report of updates to reports, which was circulated at the meeting and contained a summary of an additional letter of representation on the revised proposal and recommending an additional condition to ensure that the flat roof would not be used as a balcony, roof terrace or extension to the premises.

During discussion the planning team leader referred to the report and answered members' questions. A member expressed concern that the impact that this development would have on the future residents of the adjacent premises (no 110, former Bread and Cheese public house) and that the flats were below the national minimum size standard. In response the planning team. The officer pointed out that the size standards were for guidance and should not be applied religiously. The proposed two bedroom apartment at 53 m² would be below the national space standard of 61m² for a two bedroom, three person dwelling. However, one of the bedrooms could be marketed for an alternative use, such as a study or dining room, and, therefore it would meet the standard for a one bedroom property, with the likelihood that future occupants could use the study/dining room as a bedroom. The local planning authority had no control over the use of internal rooms. The single bedroom apartment at 45 m² was close to the standard of 50 m² and had a good sized living space.

RESOLVED with 10 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Button, Jackson, Lubbock, Neale, Peek and Woollard) and 2 members voting against (Councillors Brociek-Coulton and Carlo), to approve application no. 15/01204/F - Site between 95 and 111 Adelaide Street, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external facing and roofing materials;
4. Details of windows and doors, canopy above front door;

5. Details of bin store, cycle store, all external amenity areas, boundary treatments, gate to passageway; Provision prior to occupation and to be retained in perpetuity;
6. No site clearance during nesting season (March to August) inclusive unless agreed;
7. Windows in side elevation to be obscured glazed;
8. Water conservation and drainage;
9. Notwithstanding the provisions of Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking and re-enacting that Order, with or without modification), the flat roof area of the development hereby approved shall not be used as balcony or, in any other way, as a form of roof terrace or extension to the premises.

Informatives

1. Community infrastructure levy
2. Refuse and recycling bins
3. Street naming and numbering

Article 35(2) 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

5. Application no 15/01487/F - The Windmill, Knox Road, Norwich, NR1 4LQ

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports, which was circulated at the meeting, and contained further information from the applicant.

During discussion members commented on the operation of the car wash facility and the concerns of local residents about the potential increase in the business and its impact on their amenity from noise and water spray. The planning team leader (development) (outer), referred to the report and replied to members' questions. A member suggested that surface markings should be used to ensure that car washing took place near the drain and away from the neighbouring properties. The planning team leader (development) (outer), referred to the report and replied to members' questions. He suggested a condition to require the applicant to provide a management plan which would incorporate the arrangements to ensure that vehicles were positioned in the marked box and that the silt trap was emptied regularly.

Councillor Bradford, as local member for Crome Ward, suggested that either the facility was moved to the prison side of the car park or a screen was erected to prevent water spray. The planner said that screening could be overbearing and was not considered to be necessary as the car wash facility was 16 m from the boundary and the management plan would mitigate the concerns of the neighbours.

A member commented that this was a retrospective application and was advised that the applicant had been invited by the council to submit an application to regulate the operation.

RESOLVED, with 10 members voting in favour (Councillors Sands, Herries, Blunt, Button, Brociek-Coulton, Jackson, Lubbock, Neale, Peek and Woollard), no members voting against, and 2 members abstaining (Councillors Carlo and Bradford), to approve application no. 15/01487/F - The Windmill, Knox Road, Norwich, NR1 4LQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Hours and days of operation
4. No more than 4 members of staff at any one time.
5. Details of refuse storage.
6. Details of management plan for the operation of the car wash facility.

Article 35(2) 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 in the officer report.

6. Application no 15/01368/F - 427 Dereham Road, Norwich, NR5 8QH

The planner (development) presented the report with the aid of plans and slides. He explained that Anglian Water and building control had been consulted to ensure that the site was suitable for development.

During discussion, the planner together with the planning team leader (development) (outer area), referred to the report and answered members' questions. Members commented on the chalk workings and residents' concerns about subsidence and contamination. Members noted the relevant planning history and that the appeal against the authority's decision to refuse the sub-division of no 419 Dereham Road for a two storey dwelling had been allowed at appeal. The planner gave assurance that based on the evidence available, the development of this site was viable and issues would be addressed through the conditions and building control.

Members then discussed the street scene and a member suggested that a native hedge would enhance the biodiversity of the river valley. The committee concurred with the planner's suggestion that this could be added to this effect as an informative to the planning permission.

Councillor Blunt, local member for Wensum Ward, explained that he would be abstaining from voting on this item. He said that he did not object to the design of the building which fitted in well with the variety of properties in Lower Hellesdon Road. However, he had reservations about the evidence of the underlying ground

conditions which had been disregarded and asked why this site had not been brought forward for development before now. He also referred to the neighbours' concerns and said that the planning system had been exhausted.

RESOLVED, with 9 members voting in favour (Councillors Sands, Herries, Button, Carlo, Jackson, Lubbock, Neale, Peek and Woollard), 1 member voting against (Councillor Bradford), and 2 members abstaining (Councillors Blunt and Brociek-Coulton) to approve application no. 15/01368/F - 427 Dereham Road, Norwich, NR5 8QH and grant planning permission subject to the following conditions:

1. Standard time limit
2. In accordance with plans
3. Details of materials
4. Submission of a landscape plan
5. Details of surface water drainage measures.
6. Details of water efficiency measures
7. Details of secure covered cycle storage
8. Details of bin storage and collection facilities
9. Cease work if contamination found during construction

Informative

1. Party Wall Act;
2. Building Regulations;
3. Liaise with Anglian Water;
4. Planting of a native hedge will enhance the appearance of the property and enhance bio-diversity.

Article 35(2) 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, following negotiations with the applicant, the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

CHAIR