



**Planning applications committee**

**09:30 to 12:30**

**10 May 2018**

Present: Councillors Driver (chair), Maxwell (vice chair), Ackroyd (substitute for Councillor Wright) (from item 3, below), Bradford, Button, Carlo, Henderson, Malik, Peek and Sands (M)

Apologies: Councillor Wright

**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 12 April 2018.

**3. Application no 18/00225/VC - Bartram Mowers Ltd, Bluebell Road, Norwich, NR4 7LG**

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

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

In reply to a member's question the senior planner referred to the report and confirmed the access arrangements to the site.

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

**RESOLVED** with 8 members voting in favour (Councillors Driver, Maxwell, Button, Henderson, Sands, Malik, Peek and Bradford) and 1 member abstaining from voting (Councillor Carlo), with Councillor Ackroyd not being eligible to vote because she was not present for the whole item, to approve application no. 18/00225/VC - Bartram Mowers Ltd, Bluebell Road, Norwich, NR4 7LG and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Materials in accordance with approved details.
3. Parking to be in accordance with approved plan and staff and visitor spaces shall be retained as such and shall not be allocated to individual residents.
4. Landscaping to be carried out in accordance with approved plans and management plan

5. Surface water drainage in accordance with details approved under application ref. 17/01807/D.
6. Cycle parking in accordance with approved details
7. Developments not to be occupied until parking, turning and loading spaces have been provided.
8. All site works in accordance with approved arboricultural method statement, as amended by the approved supplementary method statement.
9. Within 6 months of the grant of permission, improvements to the River Yare footpath the details of which shall be agreed with the Council shall be implemented.
10. Ecological works to be approved and implemented.
11. Water efficiency
12. Fire hydrants to be installed prior to first occupation in accordance with approved details and retained for the duration of the development.
13. The development shall not be occupied by permanent residents under the age of 55.
14. No demolition/development, shall take place within the site in pursuance of this permission unless in accordance with the approved archaeological Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and provision has been made for analysis, publication and dissemination of results and archive deposition has been secured.
15. Renewable energy measures to be provided in full prior to occupation.
16. Landscaped areas within the approved development and surrounding publicly accessible open space shall be managed in accordance with the submitted Landscape Management Plan prepared by UBU Design.

**4. Application no 18/00289/F - Land and garages rear of 9 to 23 Newmarket Road, Norwich**

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

A proxy speaking on behalf of a resident and another resident addressed the committee and highlighted their objections to the scheme in relation to the methodology used to assess car parking need and concern about the impact that this would have for residents and adjacent streets; that the footprint of the development could be further reduced to allow for more residential parking on the site and their concern that access would be blocked to the rear of several houses that backed on to the site; that the design was not considered appropriate for the area and concern about the construction and its impact on neighbouring residents.

The senior planner referred to the report and commented on the issues raised by the speakers and suggested that a further condition be added to the planning consent to require the applicant to submit a construction management plan for the site. He commented on the provision of car parking spaces and said that alternative layouts had been considered. The footprint of the dwellings had been reduced by replacing the two semi-detached houses with flats which complied with minimum national space standards, and retained the access to the vehicle access at the rear of a house in Newmarket Road. The scheme would retain access to either pedestrian or

vehicular access to the rear of the gardens surrounding the site and included one other garage. Councillor Carlo said that she considered that the application should be car free because of its proximity to the city centre. Members were advised that the applicant had required a dedicated parking space for each dwelling and it was not considered to be over provision in this location. Dedicated parking spaces were provided for dwellings in Beaumont Place and Oxford Street. Highways officers considered that the layout of the parking spaces on the site was acceptable.

In reply to a question, the senior planner explained that the revised scheme had provided an opportunity for the applicant to address the issue of compliance with the minimum space standard and each dwelling would be of a generous size.

The chair moved and the vice chair seconded the recommendations as set out in the report and as amended by the inclusion of a condition requiring the applicant to submit a construction management plan.

Discussion ensued, in which a member suggested that residents join the car club, which would reduce the number of car parking spaces required and that they should also consider other sustainable modes of transport.

The senior planner responded to further questions from members relating to the tenure of the affordable housing units and confirmed that the bungalows provided accommodation on one level which could be suitable for people with disabilities.

Councillor Carlo said that she considered that there was a high need for parking in the area and that the number of dwellings should be reduced to two to enable more provision for car parking on the site. She added that there were two doctors' surgeries in the vicinity and no provision for parking on Newmarket Road.

**RESOLVED**, with 8 members voting in favour (Councillors Driver, Maxwell, Button, Ackroyd, Sands, Malik, Peek and Bradford), 1 member voting against (Councillor Carlo) and 1 member abstaining from voting (Councillor Henderson) to approve application no. 18/00289/F - Land and garages rear of 9 To 23 Newmarket Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences to be submitted;
4. Details of hard and soft landscaping to be submitted;
5. Water efficiency;
6. Contamination risk assessment and report to be submitted;
7. Unknown contamination to be addressed;
8. Control on imported materials;
9. Details of construction management plan to be submitted before works commence on the site.

#### Article 35(2) statement

The local planning authority in making its recommendation 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.

## **5. Application no 17/01555/O - Land opposite 153 Holt Road, Norwich**

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

During discussion the senior planner referred to the report and answered members' questions, which included an explanation of the proposed access to the site and confirmation that there would be further consultation with Norwich International Airport Ltd at the reserved matters stage.

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

**RESOLVED**, unanimously, to approve application no. 17/01555/O - Land for storage and premises opposite 153 Holt Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Use of site restricted to vehicle hire only.
4. Site not to open to the public (except for the purposes of returning hire vehicles only) and no servicing of vehicles outside of the hours 07.30-20.00 Monday to Saturday, with no opening on Sundays or public holidays.
5. No servicing or repair of vehicles shall take place outside of the hours 07.30-18.30 Monday to Saturday and not at all on Sundays or public holidays.
6. No machinery or power tools to be operated outside the building except for the purpose of maintenance of land or buildings.
7. Noise assessment and details of noise mitigation measures to be submitted with reserved matters application.
8. No external lighting, other than security lighting to be used outside of the hours 07.00-23.00 on any day.
9. No loudspeaker or audio equipment to be used outside of any building.
10. Access to the site to be via main access only and all other access shall be permanently closed, and the highway verge shall be reinstated in accordance with a scheme to be agreed.
11. Gradient of vehicle access not to exceed 1:12 for the first 15 metres into the site as measured from the carriageway.
12. Prior to commencement of use any access gates/bollard/chain or other means of enclosure shall be hung to open inwards, set back and thereafter retained a minimum distance of 15 metres from the near channel edge of the adjacent carriageway. Any sidewalls/fences/hedges adjacent to the access shall be splayed at an angle of 45 degrees from each of the outside gateposts to the front boundary of the site.
13. Parking/servicing and loading areas to be laid out, demarcated, surfaced and drained in accordance with the approved plan and retained thereafter for the duration of the use.
14. No works shall commence on site until a construction management plan has been submitted including details of any cranes and wheel washing facilities.

15. No commencement of development until a detailed scheme for the off-site improvement works (access and pedestrian improvements) have been submitted and approved. Prior to the commencement of the use permitted the improvement works shall be implemented in accordance with the approved details.
16. Works on site to be carried out in accordance with approved Arboricultural reports and plans.
17. No building or structure on site to be higher than 8m above ordnance datum and within the zone of the localiser beam, no building or structure to be higher than 6m above ordnance datum.

#### Article 32(5) statement

The local planning authority in making its recommendation 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.

#### **6. Application no 18/00058/F - 41 - 43 St Augustines Street, Norwich, NR3 3BY**

The senior planner referred to the supplementary report of updates to reports which was circulated at the meeting and said that he been made aware of two representations which had not been taken into account and that as the matter of refuse storage required further investigation and discussion with citywide services, it was proposed to defer consideration to a future meeting. He apologised to the agent for the applicant, who was in attendance.

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

**RESOLVED**, unanimously, to defer consideration of Application no 18/00058/F - 41 - 43 St Augustines Street, Norwich, NR3 3BY, to a future meeting of the committee.

(The committee adjourned for a short break. The committee reconvened with all members listed above as present.)

#### **7. Application no 18/00077/F - The Del Ballroom, Waggon and Horses Lane, Norwich, NR3 1HP**

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

During discussion the senior planner referred to the report and answered members' questions. A member pointed out that the reference on the plans to "Mandella Court" was incorrect and should be amended to Mandells Court. A member expressed her dissatisfaction that the provision for cycle storage on this site was 23 per cent short of the council's policy. The senior planner said that in her opinion the provision of eight spaces for seven units was considered acceptable for this city

centre location given the constraints of the site and to ensure that there was sufficient amenity space for future residents.

During discussion, Councillor Malik referred to the building as being Art Deco and of historic interest and sought confirmation that there was a similar ballroom in the vicinity. The Del Ballroom was not locally listed or listed, and its heritage asset was not considered to be significant by Historic England and Norwich City Council's conservation officer. The Norwich Society had not commented on the application. It was no longer used as a dance studio and the previous occupants had moved to another venue in the vicinity.

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

**RESOLVED** , with 9 members voting in favour (Councillors Driver, Maxwell, Button, Ackroyd, Henderson, Carlo, Sands, Peek and Bradford) and 1 member voting against (Councillor Malik) to approve application no. 18/00077/F - The Del Ballroom, Waggon and Horses Lane, Norwich, NR3 1HP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of bricks, roof, dormers, gutters, downpipes, fascias, bargeboards, windows and doors, balconies, entry gate
4. Landscaping (including bin and bike store, paving, boundary treatments, external lighting )
5. Water efficiency
6. Structural engineers report for the retention of the curtilage listed wall.
7. Bat survey
8. Construction method statement including protection of existing street lamp;
9. Retention of street light
10. Archaeological written scheme of investigation
11. Stop work if unidentified feature revealed.
12. Slab levels of new building

Informatives:

1. Residential properties not entitled to on-street parking permits
2. Street naming
3. A planning brief for the archaeological Written Scheme of Investigation will be provided by Norfolk County Council, Historic Environment Service
4. Refuse receptacles should be purchased from Norwich City Council prior to the first occupation of the dwellings hereby permitted.
5. Considerate construction.

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.

**8. Application no 18/00325/F - Land adjacent to 25 - 27 Quebec Road, Norwich**

The planner presented the report with the aid of plans and slides. She referred to the supplementary report which was circulated at the meeting relating to revised plans and elevations to remove a bedroom window from the ground floor side elevations to reduce overlooking to properties on Quebec Road and Primrose Road. The revised plans were displayed as part of the presentation.

During discussion the planner referred to the report and explained that the site was in new ownership and the applicant had requested the changes to the existing permission.

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

**RESOLVED**, unanimously, to approve application no. 18/00325/F - Land adjacent to 25 - 27 Quebec Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural Impact Assessment;
4. In accordance with the recommendations contained within the Ecological Survey;
5. Development to achieve a water consumption rate of no more than 110 litres per person per day.

**9. Application no 18/00485/F – 24 Judges Walk, Norwich, NR4 7QF**

The planner 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 summarised an amendment to paragraph 13 of the report relating to the conversion of a two-pane window to double glazed doors and discussions that the applicant had with two of the neighbours.

The chair moved and the vice chair seconded the recommendations in the report.

**RESOLVED**, unanimously, to approve application no. 18/00485/F - 24 Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. To prevent future conversion of the dormer window to a juliet balcony.

**10. Representations for, and objections to, confirmation of Tree Preservation Order 533**

The arboricultural officer (TPO) presented the report with the aid of plans and slides. He explained that the cedar tree was a unique specimen and that there was no other tree like it in the city.

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

During discussion the chair spoke in support of the cedar tree which was adjacent to the grave of Edith Cavell and therefore in a special part of The Close. He considered that anti-social behaviour could be addressed without crowning and therefore damaging this specimen. In reply to another member of the committee, the arboricultural officer said that there was no evidence that the low hanging branches of the tree contributed to anti-social behaviour.

**RESOLVED**, unanimously, to confirm Tree Preservation Order [TPO], 2018. City of Norwich Number 533; Churchyard, The Close, without modifications.

(The committee adjourned for a short break at this point. The meeting reconvened with all members listed above as present.)

**11. Application no 12/01598/VC - Civil Service Sports Ground, Wentworth Green, Norwich**

The area development manager (outer) presented the report with the aid of plans and slides. He also referred to the supplementary report of updates to reports which was circulated at the meeting and contained further information on the conditions, drainage and possibility of the management company being party to the S106 agreement; and summaries of eight further representations. (Appendices to the report were circulated in advance of the meeting as a supplementary agenda.)

Councillor Lubbock, Eaton ward councillor, addressed the committee and commented on the need to find a resolution for the issues arising from change of officers and council policy relating to the management of green open spaces, and the need to ensure that there was funding available for the maintenance of the children's play space and tree management on this site. She expressed concern about the financial liability of the Wentworth Green residents and that new residents were not aware that the application was being considered at this committee meeting.

Three local residents addressed the committee at the chair's discretion and expressed their concern about the safety and debris from the trees and the undergrowth.

The area development manager referred to the reports and appendices and answered members' questions. He explained about the drainage issues and that the beech hedge should have been maintained.

Councillor Ackroyd, Eaton ward councillor, said that the play area was often flooded and therefore unsuitable for children to use. Residents in Greenways, Glenalmond



and Carnoustie were affected by the state of the trees. The general upkeep of the trees in Greenways looked distinctly overgrown. The area development manager said that he would investigate this as paths should be maintained but considered looking at the plans that this was outside the application site. In reply to a member's question, the area development manager explained the proposal for a 25 year programme to replace the beech trees with mixed species. The maintenance would be the responsibility of the management company for the Wentworth Green site. Members were advised that the commercial value of the beech trees was not a planning issue, however, it was proposed to chip the wood and use on site. The area development manager said that he was trying to arrange for the S106 funding to be paid to the resident' management group to avoid Wentworth Green residents being faced with the bill for the next phase of work. The development company or management company would be subject to a breach of condition if the next phase of the works were not completed. Residents could also call the management company to account.

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

**RESOLVED**, unanimously, to

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- (1) approve application no. 12/01598/VC - Civil Service Sports Ground Wentworth Green Norwich and grant planning permission, subject to the completion of a deed of variation to the original S106 agreement to make changes to planning obligations as described in this report and relating to affordable housing, management of protected trees, provision and management of public open space and children's play facilities, drainage management, transport contributions, highways works and library contributions, and subject to the following conditions:
  1. development in accordance with approved plans and materials in accordance with 11/01619/D;
  2. landscaping in full accordance with details approved by application 12/01034/D;
  3. implementation of the tree felling, replacement and maintenance programme;
  4. development shall be constructed maintained in accordance with the approved drainage strategy;
  5. garages to be used only for parking of domestic vehicles and not to be converted to provide further living accommodation;
  6. the areas of open space on the site shall remain as open space only, accessible to the public for unhindered access and use, in perpetuity;
  7. there shall be no works to trees on site, other than those contained in the approved documents and Tree Protection Plan within this permission;
  8. glazing to the first floor bathroom at dwelling no.65 shall be only obscure glazed;
  9. retention of car parking shelters, refuse stores and bike stores;
  10. ongoing landscaping maintenance requirements for 5 years.

- (2) Not to take enforcement action against the fence located at the junction of Wentworth Green and Turnberry.

CHAIR