



Planning applications committee

09:30 to 10:20

13 December 2018

Present: Councillors Driver (chair), Maxwell (vice chair), Bradford, Button, Malik, Peek, Raby, Ryan, Sands (M), Stutely, Trevor and Wright

Apologies: Councillors Henderson

1. Declarations of interest

Councillor Sands asked that it was recorded that in relation to Item 3 (below), Application nos 18/01591/MA and 18/01586/RM - Three Score Site Land South of Clover Hill Road, Norwich, he was ward councillor for Bowthorpe Ward but did not have a predetermined view on this application.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 8 November 2018.

3. Application nos 18/01591/MA and 18/01586/RM - Three Score Site Land South of Clover Hill Road, Norwich

The senior planner presented the report with the aid of plans and slides. He explained that there had been one objection to the proposal from someone who had general concerns about the this development.

Councillor Sands, Bowthorpe ward councillor, said that he supported the proposal and liked the look of the balconies. However, the main concern of the residents of The Meadows was that access would be restricted by construction traffic. The senior planner confirmed that there was a construction management plan in place and confirmed that he would raise the issue of construction traffic blocking access to The Meadows with the developers.

Councillor Button, Bowthorpe ward councillor, said that she considered that private gardens would be better maintained than a communal garden. She also considered that the design changes would not affect the level of affordable housing that this scheme delivered or the amount of Passivhaus dwellings.

Discussion ensued in which the senior planner and the area development manager (outer) referred to the report and answered members' questions. Members were advised that it was not uncommon for developers to bring back applications at later stages of the development to make changes to design details and that lessons had been learnt during the first phase of the development. Members also sought reassurance that there were adequate play facilities and school provision in the vicinity.

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

During discussion members commented on the loss of the communal garden, and a member regretted the replacement of the “J” house types, but in general, appreciated that this was part of a scheme which provided 33 per cent affordable housing and Passivhaus type houses and therefore these changes were considered acceptable.

The chair commented that he was disappointed about the removal of the communal gardens. Whilst he noted that it was necessary to have passageways to access the rear gardens and that this was a feature across the whole of the scheme, he did have a concern about security.

RESOLVED, unanimously, to approve:

- (1) application no. 18/01591/MA – Three Score site land south of Clover Hill Road, Norwich, and grant planning permission subject to the following conditions:
 1. In accordance with plans;
 2. Landscaping in accordance with the plans submitted
 3. Details of materials for amended designs including: Bricks, render, tiles, windows, rainwater goods, balconies and soffits, roof terrace screens.
 4. Tree protection in accordance with the AIA.
 5. Conservation (ecology) management to take place in accordance with approved plan.
 6. Details of updated surface water drainage plan to reflect amendments to be submitted for approval.
 7. Unexpected contamination
 8. No infiltration of surface water into the ground without express consent of the local planning authority.

- (2) application no. 18/01586/RM - Three Score Site Land South of Clover Hill Road, Norwich and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Landscaping in accordance with the plans submitted
 4. Details of materials including: bricks, render, tiles, windows, rainwater goods, soffits;
 5. Method for removal, storage and re-use of topsoil in full accordance with supplementary ecology statement approved as part of application ref. 15/00298/RM;
 6. Conservation (ecology) management to take place in accordance with approved plan;
 7. Surface water drainage plan to be submitted for approval;
 8. Unexpected contamination;
 9. No infiltration of surface water into the ground without express consent of the local planning authority.

Article 35(2) Statement:

The local planning authority in making its decision has had due regard to paragraph 38 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.

4. Application no 18/00014/F - 183 Newmarket Road, Norwich, NR4 6AP

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

In reply to a question from the chair, the planner explained that it was not possible to assess an application on the impact that it might have on future developments.

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

During discussion members welcomed the application which was considered to be sympathetic to the surrounding area. Members noted that there was a tree protection plan and a landscaping condition to secure replacement tree planting. A member said that he regretted the loss of the oak tree.

RESOLVED, unanimously, to approve application no. 18/00014/F - 183 Newmarket Road Norwich NR4 6A, and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with AIA/AMS/TPP;
4. No dig methods;
5. Arboricultural supervision;
6. Details of materials;
7. Landscaping;
8. SUDS;
9. Water efficiency;
10. Bin and bike storage
11. No development in bird nesting season.

CHAIR