



PLANNING APPLICATIONS COMMITTEE

9.30am to 1.25pm

6 February 2014

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt, Brociek-Coulton, Button, Grahame, Henderson (substitute for Councillor Neale), Jackson, Little, Sands (S) and Storie

Apologies: Councillor Neale

1. DECLARATION OF INTERESTS

There were no declarations of interest.

2. MINUTES

RESOLVED to approve the minutes of the meeting held on 9 January 2014.

4. APPLICATION NO 12/01598/VC WENTWORTH GARDENS, (SITE OF FORMER CIVIL SERVICE SPORTS GROUND, WENTWORTH GREEN)

The senior planner (development) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to applications which was circulated at the meeting and contained a change to the recommendations in the main report, including the recommended authority be granted for use of planning enforcement proceedings. Members were advised that the supplementary report

also considered a variation to the conditions to the planning permission approved in principle by the committee in February 2013 but had not been issued.

A resident of Wentworth Gardens, who was also a resident's representative on the management board, said that the residents would be liable for the cost of the tree maintenance. The revised S106 agreement should retain the developer's obligations to pay for the trees. The planning development manager said that this was a valid point and suggested that the committee received a further report on the management of the tree belt and other financial arrangements previously required by the S106 agreement so that the developer fulfilled its obligations.

Councillor Lubbock, Eaton ward, spoke about the complex nature of the site and that the management company was expected to look after the maintenance of the site on the residents' behalf and therefore residents would be affected by the proposals to vary the conditions. She expressed concern that the residents had not been informed and that the developer had not fulfilled its obligations in regard to drainage and the provision of play equipment.

Councillor Wright, Eaton ward, raised concerns on behalf of a resident about highway safety on Wentworth Green due to restricted visibility because of the fence on the corner of Turnberry Road, being particularly hazardous to children walking to school and exacerbated by parked cars. There was also concern that the developer was being “let off the hook” from their responsibilities.

Discussion ensued in which the senior planner, principal transportation planner and the planning development manager referred to the reports and answered members’ questions. The senior planner confirmed that he had hand-delivered letters to all new homes when the application was originally validated in late 2012 but some residents may have arrived since then. Members were advised that the council’s intention was that the new roads would be adopted. The Highways Agency could not adopt the roads because the drainage system took surface water and until the government addressed this situation the roads would not be adopted. The principal transportation planner also stated that the visibility at the Turnberry Road junction was more than adequate without the fence.

RESOLVED, unanimously, to approve application no 12/01598/VC: Wentworth Gardens, site of former Civil Service Sports Ground, Wentworth Green, Norwich, and its subsequent changes to the anticipated Section 106 Agreement, and grant planning permission, subject to:

- (1) the conditions outlined in the committee approval of 14 February 2013 and an additional condition as follows:

“There shall be no occupation of the final dwelling to be occupied within the development until appropriate signage has been installed to the cross-site pedestrian and cycle route in accordance with details of signage location and design, to be first submitted to and agreed in writing by the Local Planning Authority, and shall be retained as such thereafter.”

- (2) request the head of planning services to report on the impact of the completion of a satisfactory S106 agreement to vary the terms of the

original planning permission 07/01018/F as required for variation of conditions application 12/01598/VC including the obligations set out in the committee approval of 14 February 2013, with amendments to highways works and drainage maintenance sums as set out in the report of 6 February 2014, for the reasons given in the planning applications committee approval of 14 February 2013, and subject to further consideration at a future committee meeting;

- (3) authorise officers to proceed with issuing a planning enforcement notice if (a) alterations are not made to bring the fences erected to the west and east of the Turnberry Junction into permitted development, or (b) planning permission is refused if an application(s) is made for the fences to be retained in its existing position and form.