



**Planning applications committee**

**09:30 to 10:35**

**8 April 2021**

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

Apologies: Councillor Ryan

**1. Declarations of interest**

Councillor Huntley asked that it be noted that he worked for the University of East Anglia but had no pecuniary interest in item 6 (below), Application nos 21/00124/F and 21/00125/L – Sainsbury Centre for Visual Arts, University of East Anglia, Earlham Road, Norwich, Norfolk.

Councillor Lubbock declared an interest in item 6 (below), Application nos 21/00124/F and 21/00125/L – Sainsbury Centre for Visual Arts, University of East Anglia, Earlham Road, Norwich, Norfolk, as she was a member of the Sainsbury Centre for Visual Arts.

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meeting held on 11 March 2021.

**3. Application no 20/01621/O – 12 Kimberley Street, Norwich, NR2 2RJ**

The senior planner development (case officer) presented the report with plans and slides.

During discussion, the senior planner, together with the area development manager, referred to the report and answered members' questions on the proposed conditions as set out in the report and the legal agreement. It was noted that 10 per cent renewable energy would be secured under condition 6 (energy efficiency) in accordance with the relevant policies and the details would be considered as part of the reserved matters planning application. The applicant would be bound by the legal agreement to provide affordable housing (which includes social housing within the definition) and would be subject to further viability assessments if there was no

development on the site or first occupancy of a dwelling on site within agreed timescales. The committee noted that the site was a former timber yard and that it was not possible to assess the level of contamination on site from the information provided by the applicant. The applicant would need to comply with the conditions relating to contamination and convince the authority of any mitigation prior to the development of the site. The committee was also advised that the proposals had been amended to include the retention of no 12 Kimberley Street in response to concerns about its loss as a non-designated heritage asset and its contribution to the street scene and the adjacent conservation area. Members noted that other issues such as dropped kerbs and access would be addressed at the reserved matters stage. The senior planner commented on the impact of the development on traffic and said that many large vehicles accessed the site during business hours and this development was not expected to generate a significant amount of extra traffic. However, members and officers concurred that it was appropriate to add an additional condition to require a construction management plan to this outline planning permission.

The chair moved and the vice chair seconded the recommendations as set out in the report and the additional condition relating to a construction management plan.

During discussion, members welcomed the proposed development and that the affordable housing provision would be policy compliant. Housing was a better use of the site and there was an opportunity for a high quality and energy efficient scheme to be brought forward, such as Goldsmith Street. The retention of no.12 Kimberley Street addressed the objections to the applicant's original application and enhanced the street scene. The committee also noted that this development would not affect the garages, adjacent to the site, which were in use.

**RESOLVED**, unanimously, to approve application no 20/01621/O – 12 Kimberley Street, Norwich, NR2 2RJ, and grant outline planning permission subject to the satisfactory completion of a legal agreement and subject to the following conditions:

1. Reserved matters application to be submitted within 3 years;
2. In accordance with plans;
3. Contamination - site investigation scheme, site investigation results and detailed risk assessment and verification report;
4. Unexpected contamination;
5. Water efficiency;
6. Energy efficiency;
7. Surface water drainage scheme;
8. No infiltration of surface water drainage into ground without consent from LPA;
9. Restriction on piling and penetrative foundation methods.
10. Construction management plan.

#### **4. Application No 21/00195/F - 115 Unthank Road, Norwich, NR2 2PE**

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

During discussion, the planner referred to the presentation and answered members' questions on the two off-street parking spaces that it was proposed to provide at the

rear of the property. The off-street parking would be accessed from Primrose Place and the dropped kerbs would need to be kept clear. There would be no loss of on-street parking, however, because the street was narrow and it was not possible for vehicles to be parked on both sides of the street. Members also noted that the residents of the proposed flats would not be eligible for parking permits.

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

**RESOLVED**, unanimously, to approve application no. 21/00195/F - 115 Unthank Road, Norwich, NR2 2PE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Obscure glazing to new bathroom window;
4. Cycle and bin storage to be provided prior to first occupation;
5. Water efficiency.

**5. Application nos 21/00124/F and 21/00125/L – Sainsbury Centre for Visual Arts, University of East Anglia, Earlham Road, Norwich, Norfolk**

(Councillor Lubbock declared an other interest in this item.)

The area development manager presented the report with plans and slides. He explained that the proposal required both planning permission and listed building consent.

During discussion, the area development manager referred to the report and the presentation and answered members' questions. He confirmed that the application was for temporary permission to install the sculpture and that further applications would need to be made if it was proposed to become a permanent exhibition.

The chair and the vice chair moved the recommendation to approve the applications.

Councillor Neale said that he sympathised with the comments from the Yare Valley Society and that he considered that the sculptures would spoil the panoramic view of the natural area of the Yare Valley.

During discussion, other members of the committee welcomed the opportunity for the work from an internationally renowned artist to be available to residents to view for free, commented on the popularity of sculpture parks and considered that it was an accolade for the city. It was noted that the sculpture would complement the ziggurats and open landscape.

**RESOLVED**, with 11 members voting in favour (Councillors Driver, Maxwell, Bogelein, Button, Huntley, Lubbock, Oliver, Peek, Sands, Sarmezey and Stutely) and 1 member voting against (Councillor Neale) to:

- (1) approve application no. 21/00124/F - Sainsbury Centre for Visual Arts, University of East Anglia, Earlham Road, Norwich and grant planning permission subject to the following conditions:

1. Temporary for 5 years: On cessation of the art display the works shall be removed and area made good;
  2. In accordance with plans.
- (2) approve application no 21/00125/L– Sainsbury Centre for Visual Arts, University of East Anglia, Earlham Road, Norwich, Norfolk and grant listed building consent.

CHAIR