



Planning applications committee

9:30 to 13:20

17 December 2015

Present: Councillors Sands (M) (chair), Herries (vice chair), Blunt, Bradford, Button, Carlo, Jackson, Lubbock, Maxwell, Neale, Peek and Woollard

1. Committee membership

RESOLVED to note:

- (1) that Councillor Brociek-Coulton has resigned from the committee;
- (2) the appointment of Councillor Maxwell to the vacancy.

2. Declarations of interest

Councillor Carlo declared a pre-determined view in item 4 (below), Application no 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW.

3. Minutes

RESOLVED to approve the minutes of the meeting held on 26 November 2015.

4. Application no 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW

(Councillor Carlo, having declared a pre-determined view, left the room during the committee's determination of the application.)

The planning team leader (policy) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting, and said that since the publication of the committee papers the council had received an additional 75 representations.

Councillor Haynes, local member for Town Close Ward, addressed the committee and outlined the concerns of local residents which included objections to the demolition of a prominent building of local, historic interest; that the proposed building was not in keeping with the conservation area; that the density of the proposed development would increase traffic congestion and, with no provision for car parking, would exacerbate pressure on parking spaces; the development would not have a level access from the front; and, there was no affordable housing provision. She called on the committee to refuse the application.

(Councillor Carlo left the meeting at this point.)

A member called for the item to be moved without debate but this was not seconded. The planning team leader (policy) and the planning team leader (development) (inner) referred to the reports and answered members' questions. The committee noted that the applicant had not engaged with the council at the pre-application stage. A member commented on the reasons for refusal and pointed out that the planning service provided good advice to developers at the pre-application stage on what could be delivered within the parameters of a site.

RESOLVED, unanimously, to refuse application no. 15/01390/F - 82 Unthank Road, Norwich, NR2 2RW - for the following reasons:

1. The proposals involve the complete loss of an undesignated heritage asset in the Heigham Grove Conservation Area. No justification has been provided for the loss of the asset. The loss is considered to represent less than substantial harm to the Conservation Area and any benefits of the proposal are not considered to outweigh this harm. The proposals are therefore considered to be contrary to paragraphs 128, 135 and 134 of the NPPF (National Planning Policy Framework), and contrary to policy DM9 of the adopted Norwich Development Management Policies Local Plan 2014;
2. The proposed new building by virtue of its layout, massing, external appearance and landscaping fail to promote or reinforce local distinctiveness or the character of the historic environment. The new building would lead to less than substantial harm to the character of the conservation area and would be contrary to policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014, policies DM3 and DM9 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9, 17, 64 and 134 of the NPPF;
3. Given the scale of the proposed building and its location hard up against the eastern boundary of the site the proposal will result in an overbearing form of development which would result in loss of light and outlook for number 1 Essex Street and the approved new properties at 117-127 Trinity Street. As such the proposals would result in a significant detrimental impact to neighbour amenity contact to policy DM2 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9 and 17 of the NPPF;
4. Given the lack of windows to some bedrooms and poor outlook and limited light that would be received by others combined with a lack of any usable external amenity space the proposals are not considered to deliver a high standard of amenity for future occupiers. The proposals are therefore considered to be contrary to policy DM2 of the adopted Norwich Development Management Policies Local Plan 2014 and paragraphs 9 and 17 of the NPPF;
5. The egress from the site is proposed onto Essex Street via a covered drop off area. The egress from the building is direct onto the highway and a vehicle would need to manoeuvre considerably into the highway before the driver could see any oncoming pedestrians, cyclists or vehicles. It is considered that

the potential highways safety implications of this arrangement are severe and as such the proposals are contrary to policy DM30 of the adopted Norwich Development Management Policies Local Plan 2014;

6. The proposals fail to provide adequate provision for cycle parking and it is not considered that within the confines of the proposals that such provision could be conditioned as such the proposals are considered to be contrary to policy DM31 the adopted Norwich Development Management Policies Local Plan 2014;
7. In the absence of a legal agreement to secure the provision of affordable housing or any justification to demonstrate that such provision is not viable or feasible the proposal are contrary to policy 4 of the adopted the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2014 and policy DM33 the adopted Norwich Development Management Policies Local Plan 2014.

Article 35(2) statement

1. 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. The proposal in question is not considered to be acceptable for the reasons outlined above. Given the extent of departure from policy and lack of justification for the proposals it was not considered expedient or appropriate in this case to discuss amendments to the proposals. The applicant is advised that the Council has a pre-application advice service should they wish to consider alternative proposals on the site.

(Councillor Carlo was readmitted to the meeting at this point.)

5. Application no 15/00663/F - Site of former public house, Earlham West Centre, Norwich

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 a summary of an additional letter of representation and three additional conditions.

During discussion the planner, together with the transport planner, referred to the report and answered members' questions on the impact on the local district centre and transport issues. Members discussed whether the number of car parking spaces would be adequate for the student tenants of the proposed scheme. The committee noted that the location of the scheme was sustainable as it was on a bus route and within walking and cycling distance of the University of East Anglia. Members were advised that the number of car parking spaces complied with the council's parking policy. The applicants would be required to submit a travel information plan and there would be a car club bay nearby.

Discussion ensued in which members noted that the proposal would relieve pressure on the housing market to convert family homes into houses in multiple- occupation.

The scheme would be targeting second or third year students and post graduates and would provide purpose built accommodation. Members welcomed the proposal which was good use of a derelict site and provided accommodation for the university which was projected to grow by 20%. Members also welcomed that the site would be managed at all times. A member commented that the design blended in well with the surrounding buildings.

RESOLVED, unanimously, to approve application no. 15/00663/F - Site of former public house, Earlham West Centre, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials including window details;
4. Landscaping scheme to include soft and hard landscaping and detail of bin stores, cycle stores, CCTV, lighting and biodiversity enhancements;
5. SUDS – detailed scheme to manage surface water runoff to be submitted to and agreed with the local planning authority;
6. All bathroom windows to be obscure glazed;
7. No development shall take place, including any works of demolition, in pursuance of this permission until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority.
 - (i) The approved Statement shall be adhered to throughout the construction period.
 - (ii) The Statement shall provide for:
 - (a) the parking of vehicles of site operatives and visitors;
 - (b) loading and unloading of plant and materials;
 - (c) storage of plant and materials used in constructing the development;
 - (d) the erection and maintenance of security hoarding, including decorative displays and facilities for public viewing, where appropriate;
 - (e) wheel washing facilities;
 - (f) measures to control the emission of dust and dirt during construction; and
 - (g) a scheme for recycling/disposing of waste resulting from demolition and construction;
8. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays – Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and
 - not at all on Sundays or Public Holidays;
9. Development to be carried out in accordance with the AIA and associated method statement;
10. Prior to the first occupation of the building hereby permitted details of the renewable energy technologies as referenced in the 'Earlham West Energy Statement and Construction Methodology Study' to be used in the development and their installation and maintenance shall be first approved by the Local Planning Authority. These shall thereafter be implemented in full prior to first occupation and connection thereafter retained as such;

11. Travel Information Plan to be agreed prior to first occupation;
12. No use of the site as student accommodation unless in accordance with the management scheme;
13. The residential units hereby permitted shall only be occupied by students enrolled with recognised higher educational providers;
14. TRO;
15. S278.
16. With the exception of any site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place in pursuance of this permission until exact details for the provision of the solar thermal/photovoltaic panels as detailed in the energy statement ref. [WHE-14L0076] have been submitted to and agreed in writing with the Local Planning Authority. The details shall include:
 - (a) the average annual energy production of the proposed panels per square metre, gross (expressed in kWh/m²);
 - (b) the total area of panels proposed;
 - (c) a plan of the panels location;
 - (d) a section through the panels and details of fixings;
 - (e) installation of any associated equipment.
17. No occupation of the development shall take place until photovoltaic panels have been provided and made operational in full accordance with the agreed details.
18. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.

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 the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

Informatives:

1. Housing requirements relating to fire safety, escape windows, licensing, occupancy and kitchen facilities;
2. S278
3. TRO
4. Street naming
5. Street trees
6. The applicant is advised that the building itself and each of the individual dwellings meet the physical security requirements of Secured by Design. Secured by design guide can be found at www.securedbydesign.com
7. Landscaping details shown on the 'Ground Floor and Site' plan are indicative only and a comprehensive landscaping scheme is required by condition. The landscaping condition shall apply notwithstanding any indication as to these matters that have been given in the current application.

6. Application no 15/01534/F - Uplands Court. Upton Road, Norwich, NR4 7PH

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports which contained an additional condition to require that all bathroom windows to be obscure glazed.

During discussion, Councillor Lubbock, as local member for Eaton Ward, spoke on behalf of the residents at no 21 and 23 Upton Road and asked whether it would be possible for the landscaping scheme to include the planting of two small trees in front of the to improve the outlook of these residents on to the new infill four storey block of apartments. It would enhance the bio-diversity of the site and the pavement on the opposite side of the road was too narrow for the planting of street trees. The planner said that the landscaping would soften the appearance of the new building and that the potential for tree planting could be considered.

A member spoke in support of this interesting infill scheme and the proposed measures to increase bio-diversity on the site.

RESOLVED, unanimously, to approve application no. 15/01534/F - Uplands Court Upton Road Norwich NR4 7PH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials;
4. Landscaping scheme to include biodiversity enhancements and refuse/ cycle storage detail; and consideration to be given to incorporate the planting of two small trees to soften the impact of the infill block;
5. No occupation of the development hereby approved shall take place until a verification plan and a proposed monitoring, maintenance and contingency plan have been submitted to and agreed in writing by the local planning authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works recommended in section 5.3.1 of the approved contamination report are completed and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met;
6. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue;
7. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays – Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and

- not at all on Sundays or Public Holidays;
- 8. Water efficiency.
- 9. All bathroom windows to be obscure glazed.

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.

Informatives:

1. The applicant is advised to adhere to the recommendations set out in section 6.0 of the approved contamination report;
2. Street naming and numbering.

7. Application no 15/01314/F - Land to the west of Unit 1, Hall Road, Retail Park, Hall Road, Norwich

(Councillor Lubbock was out of the room for part of this item and therefore abstained from voting.)

The senior planner (development) presented the report with the aid of plans and slides. During the detailed presentation, he referred to the supplementary report of updates to reports, which was circulated at the meeting, and summarised additional letters of representation, that had been received after the publication of the report, from a local resident in support of the scheme and Asda's legal representative, which contained detailed points of objection and interpretation; and, an additional comment from the agent on behalf of the applicant and the officer response, including acceptance of altering condition 16 related to opening hours following clarification from the agent. The letter from Asda's legal representative was circulated at the meeting, as was the letter from Asda to all members of the committee dated 16 December 2015.

A representative of Asda addressed the committee and outlined its objections to the proposed scheme which was set out in the correspondence circulated at the meeting and in the reports. He pointed out that the council had supported Asda's investment in the district centre and the provision of jobs and development in a sustainable manner. However, the proposed food store was not in a sustainable location, was outside the identified district centre, was in an out-of-centre rather than an edge-of-centre location, and would be detrimental to the vitality of Hall Road district centre which had yet to be fully established and as such put its investment at risk. The company also considered that there should have been a detailed traffic impact assessment (in accordance with National planning policy framework and county council guidance) and a more detailed retail impact assessment and quantitative analysis; and that the proposed building was not to the best sustainable standards.

The agent, on behalf of the applicant and Aldi, said that there had been no objections to the proposed scheme from members of the public and there had been lots of support. He considered that the proposal complemented the new district

centre, provided shopping choice and had a high level of local support. Asda had been aware of the proposals since late September 2014 and it was considered that it had chosen to object following the opening of its own store through a late representation, which comprised objections on commercial grounds. The proposed food store would provide a low discount food store offer at the Hall Road, create 50 jobs and would open in 2016.

Discussion ensued in which the senior planner (development) and the senior transportation planner referred to the report and answered members' questions. This included clarification that the Asda superstore had been granted greater floor space than set out in the local plan and clarification of transport issues and design for site access and pedestrian/cyclist access. It would not be possible to retrospectively further reduce car parking on the site. The proposal included measures to improve on good site connections within the locality. Explanation was also given of revisions to site layout and the proposed tree planting. The scheme proposed mechanical ventilation heat recovery to improve site energy impacts but there was potential to use photo voltaic solar panels and this could be discussed with the applicants. However, members were advised that the proposed building was of a high environmental standard.

Discussion ensued in which members welcomed the proposal and thanked the senior planner for the detailed presentation.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Button, Carlo, Jackson, Maxwell, Neale, Peek and Woollard) and 1 abstention (Councillor Lubbock, having been absent from the meeting for part of the item) to approve application no. 15/01314/F - Land to the west of Unit 1 Hall Road Retail Park Hall Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans
3. Prior approval of details: External materials; Lighting locations and types;
4. Hard and soft landscaping (including mitigatory replacement tree planting); implementation programme; maintenance and replacement of landscaping within 5 years.
5. Works in accordance with AIA;
6. Details and provision of car parking, motor cycle parking, cycle parking and refuse storage as indicated on plans;
7. Details and provision of off-site highways works – bus stop relocation; advance direction sign for northbound Hall Road traffic; kerb detail to modify site access to deter right turning traffic;
8. Details and provision of cycle link to Lakenham Way and control on future use;
9. Detail construction traffic management - on site parking for construction workers; 'Construction Traffic Access Route'; wheel cleaning;
10. Interim travel plan to be agreed and implemented;
11. Details final travel plan;
12. Details of fume and flues to be submitted and agreed;
13. No plant or machinery installed unless agreed in writing;

14. Provision of 10% renewable energy for retail store (including options for MVHR and/or PV panels);
15. Water resource conservation;
16. Hours of store opening, 07:00 to 23:00 Mondays to Saturdays and 10:00 to 17:00 Sundays;
17. No storage or materials on site outside of designated areas unless first agreed;
18. No use of reversing alarms on lorries on site 23:00 to 07:00;
19. Refrigeration units on delivery vehicles to be switched off;
20. Loading/unloading in designated areas only;
21. Rubber shroud around delivery bay to be implemented and retained;
22. No cages to be used on site;
23. Goods sold limited to 20% of floorspace for non-convenience goods;
24. Provision and maintenance of SUDS systems;
25. Remediation strategy for ground contamination;
26. Verification of contamination remediation;
27. Stop if unidentified contamination found on site.

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 above.

Informative notes:

1. Highway works.
2. Travel Plan.
3. Section 278 required for signs/kerb modification/other works.
4. Street naming and numbering.
5. Considerate construction.
6. Acoustic fence.

(There was a short adjournment at this point. The committee reconvened with all members listed as present.)

8. Application no 15/01364/F - Hangar 5, Anson Road, Norwich, NR6 6ED

The senior planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports, which was circulated at the meeting, and contained a note that the applicant had submitted an indicative plan showing the proposed footpath extension and lighting along Anson Road and an additional consultation response from the Environment Agency.

During discussion the senior planner, the planning team leader (outer) and the transportation planner, referred to the report and answered questions on the glazing and energy efficiency of the proposed redevelopment and the proposed conditions relating to parking, access, travel plan and landscaping.

Discussion ensued in which members welcomed the proposal and noted that the change of use of the building to an educational facility would create jobs to service it and also prepare young people for employment in the aviation industry.

RESOLVED to unanimously to approve application no. 15/01364/F - Hangar 5 Anson Road, Norwich, NR6 6ED and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. To be used only as an Aviation Academy and for no other purpose, including other form of education use or any other purpose in Class D1. Restriction on capacity (500 students at any time) unless otherwise agreed in writing.
4. Materials including walls, roof, windows, doors, rooflights, curtain walling, gutters, downpipes, fascias, bargeboards, external staircases, canopy, advertisements, louvre panels, ventilators
5. Landscaping details (including details of paved areas, functional services above and below ground, boundary treatments, external lighting, vehicular and pedestrian access and circulation areas, minor artefacts and structure, rain garden, planting plan, planting schedules, tree pits, implementation and management programme). Provision prior to first use.
6. In accordance with AIA
7. Details of ASHP and provision prior to first use
8. Water efficiency and provision prior to first use
9. Provision of surface water drainage system and attenuation tank prior to first use and submission of management and maintenance plan to be agreed.
10. Contamination including submission of site investigation, verification plan, remediation strategy and monitoring prior to occupation;
11. Verification report to be submitted demonstrating completion of works set out in remediation strategy and long term monitoring and maintenance plan;
12. Long-term monitoring and maintenance plan in terms of contamination;
13. Unknown contamination
14. Imported materials
15. Details of cycle parking, motorcycle parking, bin store and provision prior to first use
16. Provision of car parking (including EV charging provision and disabled spaces) and servicing area prior to first use
17. Provision of vehicular/pedestrian/cyclist access prior to first use of building
18. Feasibility study relating to First buses and Park and Ride Buses services
19. Submission of full travel plan including details of travel plan coordinator and annual review procedures (annual review to include annual review of cycle parking). Measures to be implemented prior to first use of building.
20. Details of footpath improvements to Anson Road (to front of building and on south side of Anson Road) (including street lighting) and provision prior to first use of building
21. Review of waiting restrictions (to be facilitated by Traffic Regulation Order) and no use of building until these have been undertaken.
22. Servicing and deliveries to take place outside usual college opening hours.
23. Any lighting on site to be agreed with local planning authority.
24. Installation of any plant and machinery to be approved by council

Informatives

1. Construction working hours
2. Asbestos

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.

9. Application no 15/01707/F – 13 Branksome Close, Norwich, NR4 6SP

The senior planning technical officer presented the report with the aid of plans and slides.

The adjacent neighbour (no 15 Branksome Close) outlined her objections to the proposal which included concern that the extension would reduce sunlight to the garden and breakfast room of no 15 and would be too close to the boundary of the two properties.

The applicant addressed the committee in support of the application and said that there was a distance between the two properties. Their new extension would be 2.5 metres in height and unlikely to cast a shadow on to the neighbouring property. The applicant had discussed tree maintenance with the school to reduce the overshadowing of the neighbours' garden.

Discussion ensued in which the senior planning technical officer referred to the report and answered members' questions. The committee noted that the extension could have been built under permitted development rights had it not been off an existing extension. Members also noted that there were houses of similar size in the area and the extension would make the house suitable for the owners in later life.

RESOLVED, unanimously, to approve application no. 15/01071/F – 13 Branksome Close, Norwich, NR4 6SP and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

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 above.

10. Application no 15/01575/U – 288 Aylsham Road, Norwich, NR3 2RG

The senior planning technical officer presented the report with the aid of plans and slides.

During discussion the senior technical officer referred to the report and answered members' questions. He said that it would be unreasonable to restrict the hours of use by condition as this would limit the potential use for future occupiers.

Discussion ensued in which members suggested that use of the educational facility could intensify at certain times and that this would not be unreasonable given its size. The use would contribute to the vitality of the adjacent shops and businesses.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Button, Carlo, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 1 abstention (Councillor Bradford) to approve application no. 15/01575/U – 288 Aylsham Road Norwich NR3 2RG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

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 above.

11. Application no 15/01666/F - 12 Orchard Close, Norwich, NR7 9NY

(Councillor Maxwell said that, in her capacity as local member for Crome Ward, she had been approached and spoken to residents about this proposal, but did not have a pre-determined view.)

The senior planning technical officer presented the report with the aid of plans and slides.

RESOLVED, unanimously, approve application no. 15/01666/F – 12 Orchard Close Norwich NR7 9NY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

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 above.

12. Application no 15/01103/NF3 – 26 Grosvenor Road, Norwich, NR2 2PY

The planning assistant presented the report with the aid of plans and slides.

During discussion the planning assistant, together with the planning team leader (development) (outer) referred to the report and responded to issues raised by members.

Councillor Carlo, as local member for Nelson Ward, said that she was concerned that the proposed PVC replacement windows would set a precedent in a conservation area. The planning assistant and planning team leader (development) (outer) referred to the report and explained the issues taken into consideration which included the condition of the windows that needed replacement which were in a poor state of repair and were not the original sash windows. A member commented that each application in a conservation area should be considered on a case by case basis.

RESOLVED, with 11 members voting in favour (Councillors Sands, Herries, Blunt, Button, Bradford, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 1 member voting against (Councillor Carlo) to approve application no. 15/01103/NF3 – 26 Grosvenor Road, Norwich, NR2 2PY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. For the avoidance of doubt, all windows will have:
 - (a) Run through sash horns
 - (b) Externally chamfered glazing bars
 - (c) Sliding sash opening function only and outward opening mechanism disabled

13. Application no 15/01214/F - 61 Magdalen Street, Norwich, NR3 1AA

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

During discussion the planner referred to the report and answered members' questions on the use of the outside amenity space and the noise impact assessment.

RESOLVED with 10 members voting in favour (Councillors Sands, Herries, Blunt, Button, Jackson, Lubbock, Neale, Peel, Maxwell and Woollard) and 2 voting against (Councillors Bradford and Carlo) to approve application no. 15/01214/F - 61 Magdalen Street Norwich NR3 1AA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External materials;
4. In accordance with the AIA. Precise details of glazing (and balcony doors) and ventilation to be agreed (including maintenance);
5. Provision of bin and cycle storage;
6. Water efficiency measures;
7. Details of flood warning and evacuation plan

Informatives:

1. Future residents are advised that the Local Planning Authority recognises that communal external amenity spaces at the site may experience evening/night-time and weekend noise environments that are at, or in excess of, the World Health Organisation guideline level of 55dB for outdoor amenity areas. The decision to approve the application was made with this in mind and these are considered to be spaces where residents have a choice as to whether they wish to use them. The ability to control noise received in these areas is rather more limited than in dwellings and private outdoor spaces within the development where construction requirements are imposed.
2. Occupiers of these dwellings should be aware that these properties are in a location with a significant level of measures designed to control noise in the planning permission for these properties. The requirements to provide approved acoustic glazing which incorporates passive or forced acoustic ventilation and to provide an approved acoustic balustrade, together with the obligation to retain the acoustic glazing, ventilation and balustrade, will be taken into account by the Norwich City Council when investigating any complaint of noise nuisance from an occupier of this property.
3. Not eligible for parking permit
4. Street naming/numbering contact
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. background noise arising from neighbouring industrial uses and traffic infrastructure. Norwich City Council has therefore included

14. Enforcement case 14/00219/BPC/ENF– 474C Earlham Road, Norwich, NR4 7HP

The planning team leader (development) presented the report. He explained that the use of the garage should be ancillary to the main house.

RESOLVED, unanimously, to authorise enforcement action to secure the cessation of the unauthorised residential (C3) use and return the property back to its authorised use as incidental / ancillary use: including the taking of direct action may result in referring the matter for prosecution if necessary.

CHAIR