

**Planning Applications Committee: 13 June 2019
Part 1 at 10:45**

Updates to reports

Applications: 18/01190/O

Address: The Bungalow Eaton Chase

Item no: 5(a) and 5(b)

Pages: 21-43, 45-51

Additional representation:

Additional comment has been received from a local resident in support of the scheme citing the following:

- Is the former owner of the Bungalow site but has no financial interest in the site. Sole interest is in being a good neighbour and having good neighbours.
- Is supportive of the development as a whole as currently proposed – makes good use of a currently derelict, dilapidated and vulnerable site by turning it into housing and quality woodland gardens without over-development or in creating unwelcome impacts of access or traffic.

Additional information:

The applicant has submitted a written statement which it is believed is intended to be read by the applicant / agent at the meeting. This covers a number of matters which have been summarised below:

- a legal right of way to The Bungalow via Ryrie Court has now been obtained;
- there was a former access to Ryrie Court which was closed 10-15 years ago;
- parking provision is higher than would be expected for a development of its kind and access and parking on Ryrie court won't be affected;
- that the proposals have been amended to respond to feedback and provide a highly sustainable development on an underutilised site making an effective re-use of land
- the scheme enhances this long standing underused site and potential for revision to and the re-establishment of tree planting, habitat and site management.
- landscaping is a 'reserved matter' and a detailed scheme will be submitted for approval where tree replacement would be incorporated.
- the bungalow had a larger garden but the previous owner did not maintain it and trees have gradually self-seeded & taken over due to neglect.
- many of the trees are of low & poor quality and are beginning to fall over, one has fallen over the fence between the Bungalow Land and Ryrie Court.
- the development has been designed to retain the maximum number of trees including the large oak and on balance the provision of much needed housing should be considered against the mitigation of the loss of trees in accordance with the ecology report.
- important trees have high canopies with small diameters thus letting light into the gardens and are all a good distance from the proposed dwellings.

- trees that were felled last year were done so with the relevant permission and the applicants were then told that it was best to deal with the replanting plan at the same time as this planning application.
- the revised layout is capable of supporting the updated recommended mitigation/enhancement measures within the revised Ecological Report.
- there will be planting to provide a 'dark corridor' for bats and bat boxes will be installed as requested by the European Protected Species Licence (EPSL).
- bird boxes will be installed;
- there will be a 'wetland area' for amphibians, this is located near the boundary closest to the Ryrie Court pond in what will remain wild woodland.
- there will also be a hibernacula near the 'wetland area' for the hibernation of animals.

Response:

Please see the Main Issue 3 (Transport), 1 (Principle), 4 (Trees) and 5 (Ecology) of the Committee Report and page 40 for recommended conditions.

In terms of access it is understood that the applicant has negotiated directly with NPS and concluded agreement on access across Ryrie Court at the end of May. NPS have advised that this contractual exchange is separate from planning and should not be read as support or otherwise for the application. If planning is turned down the payment is not refundable. NPS have further confirmed that the Eaton Chase site owner / applicant are not allowed to park on the access road merely to travel across it. They are also required to contribute towards the long term repair of the access road.

Paragraphs 47, 49 and 50 refer to this issue and suggest conditions to seek to agree access arrangements. This in part is superseded by the move by the applicant to secure access before the application has been determined. Condition 9 should now seek to require details and provision of signage to explain that parking is controlled within Ryrie Court, surface detail for the access and any upgrade to surfacing along the access route which might be required to ensure its suitability for use. These works would be expected to be at the cost of the applicant.

In terms of landscaping and for clarification, re-introducing tree planting is as required by condition of the earlier TPO application 17/00764/TPO. This will be expected to be carried out expeditiously and before works commence on site if planning permission is granted. The proposed housing layout has been negotiated to ensure that areas of land are still available for this required tree replacement planting. The agent has provided a draft TPO plan to show that this is feasible. There is potential to further enhance site planting under any future consideration of landscape reserved matters but it should be noted that these issues are effectively separate considerations under the two application processes.

**Planning Applications Committee: 13 June 2019
Part 2 at 13:15**

Updates to reports

Applications: 19/00373/F

Address: Elaine Herbert House, The Great Hospital, Bishopgate, NR1 4EJ

Item no: 5(d)

Pages: 29-54

The applicant has asked whether the time limit for implementing the consent can be extended from the standard three years to five years (condition 1). The Master and Chief of the Great Hospital has set out that as a charity they need to fund the development and in their experience of such situations it is important to have sufficient time for the necessary funding to be put in place.

The intention behind the standard three year time limit is to prevent the accumulation of planning permissions which are unimplemented and to prevent land banking by developers. In this case land banking is not an issue and it is considered that sufficient justification has been provided by the applicant.

Therefore it is proposed that condition 1 is amended to allow for a five year consent rather than the standard three year consent.

Applications: 18/01831/F

Address: 25 Pennyroyal, Norwich

Item no: 5(j)

Pages: 105-146

There is an error on the front page of the report (page 105) the description should read "Erection of single storey rear extension". The extension is correctly described in the proposal section on page 107.

Application: 19/00624/F

Address: 5 Primula Drive, Norwich

Item no: 5(i)

Pages: 91-104

The following statement has been received from the agent in response to points raised by objectors:

I present the following points with regard to the above application, in light of the limited number of objections received, and based on our observations at the site:

1. The Owner has applied to extend the property due to new measures that will apply to HMO's and it is necessary that the property is enlarged to meet these obligations

2. The design for the extension is complimentary in scale and has been developed to be in keeping with the style of the neighbouring dwellings, with good proportions, ensuring it adds value to the property and its surroundings
3. The proposed addition of a 6th bedroom is a modest increase in numbers from 5 to 6 tenants
4. There are generous off-road parking facilities at the property at the front and on a second driveway at the rear of the garden
5. It is claimed within neighbour objections there are issues with parking; this would be the same if there was a family living at the property with grown up children
6. This home is in close proximity to the University and Hospital and provides affordable, rented accommodation to students and key workers that help support the community and local economy
7. We ask that the proposal is considered objectively within Planning Policy.

The following additional points have been raised by objectors:

Issues Raised	Response
The two new rooms being created could, in the long term, be converted into bedrooms.	See other issues
An HMO could obtain more parking permits.	See other issues. Also to note that an HMO is still limited to two parking permits + visitor scheme on-street parking permits (as a house with C3 usage).

Application: 18/01706/F
Address: 53 Dereham Road, Norwich
Item no: 5(h)
Pages: 77-90

Correction:
 In paragraph 5, 'Wessex St' should read 'Exeter St'.