



Planning applications committee

10:15 to 13:20

10 November 2016

Present: Councillors Herries (chair), Driver (vice chair), Bradford, Button, Carlo, Henderson, Jackson, Lubbock, Malik, Peek, Sands (M) and Woollard

1. Declarations of interest

There were no declarations of interest.

2. Minutes

Councillor Jackson said that he had received an email from a member of the public who had raised a number of concerns about the minutes of the meeting held on 13 October 2016, in relation to item 10, Application 16/00456/F - BT Telephone Exchange, 70 Westwick Street, Norwich, NR2 4SY. He suggested that the word “citywide and” should be added to the second paragraph of the minute on this item, and said that he considered that the other issues raised by the member of the public were covered in the committee report, supplementary report, application and representations, that were available on the council’s website.

RESOLVED to agree the accuracy of the minutes of the meetings held on 13 October 2016, subject to item 10 Application no 16/00456/F - BT Telephone Exchange, 70 Westwick Street, Norwich, NR2 4SY, second paragraph, to the amendment to insert “citywide and” before “local landmarks” to read as follows:

“A member of the public addressed the committee and outlined his objections to the scheme which included that it was contrary to policy; would block views of *citywide and* local landmarks; and, concerns regarding the viability assessment.”

3. Application no 16/01266/F - 113 - 119 Ber Street, Norwich, NR1 3EY

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 summarised a late representation received from a resident of Ber House and concern about the loss of car parking spaces.

During discussion the senior planner referred to the report and answered members’ questions. She confirmed that environmental health was satisfied with the proposed bin storage on the site for the retail unit and residential units. The senior planner pointed out that planning consent should be subject to an additional condition for archaeological works to be carried out prior to the development. She also agreed,

following a suggestion from a member, that it would be a reasonable condition to remove class A permitted development rights to control development.

The chair moved the recommendations with the additional conditions and it was:

RESOLVED, unanimously, to approve application no. 16/01266/F - 113 - 119 Ber Street Norwich NR1 3EY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials;
4. Bin and cycle storage;
5. Landscaping;
6. Energy efficiency;
7. Water efficiency;
8. Highways works.

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.

4. Application no 16/00819/F - Sovereign Motor Company, Mountergate, Norwich, NR1 1PY

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

At the chair's discretion, the agent confirmed that the applicant had applied for a term of eighteen months but was happy to accept twelve months.

During discussion the senior planner referred to the report and answered members' questions.

Councillor Sands moved and Councillor Peek seconded that the policy DM29 should not be applied to this application and condition 3, controlling the tariffs should be removed. The reason for this was that they considered it was unfair that the local planning authority could control the fees and affect the business plan of a private company. Other councillors spoke against the amendment. On being put to the vote with two members voting in favour (Councillors Sands and Peek) and 10 members voting against (Councillors Herries, Driver, Bradford, Button, Carlo, Henderson, Jackson, Lubbock, Malik and Woollard), the amendment to remove the condition was lost.

A member said that it was clear that the application was for the temporary use of the site as a surface car park and there was no expectation that the use would continue beyond the period of a year. The temporary use would enable development to come forward.

RESOLVED, unanimously, to approve application no. 16/00819/F - Sovereign Motor Company Mountergate Norwich NR1 1PY and grant temporary planning permission subject to the following conditions:

1. A temporary period of 1 year;
2. In accordance with plans;
3. Tariff to be not less than those levels approved at adjacent car park.

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

5. Application no 16/01354/O - Land at Corner of Knox Road and Plumstead Road, Norwich, NR1 4LQ

The senior 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 three late representations concerned about inadequate parking provision and the officer response.

Discussion ensued in which the senior planner referred to the report and answered members' questions. The application had been made by the brewery and owner of the public house, and it was noted that the position of the public house sign would be retained. Members noted that the applicant had submitted a comprehensive drainage strategy for the proposed scheme which would decrease the current levels of water runoff and reduce flows from the site by 70 per cent.

Councillor Bradford, local member for Crome Ward, said that he was concerned about the proposal to block off the existing vehicle access from Plumstead Road and providing access via Knox Road. He pointed out that there was vehicular access to the prison from Knox Road.

Other members spoke in support of the application and that the use of the site for housing would be an improvement on its current use.

RESOLVED, with 11 members voting in favour (Councillors Herries, Driver, Button, Carlo, Jackson, Lubbock, Malik, Peek, Sands, Woollard and Henderson) and 1 member voting against (Councillor Bradford), to approve application no. 16/01354/O - Land at Corner of Knox Road and Plumstead Road, Norwich, NR1 4LQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. No development shall take place in pursuance of this permission until approval of the reserved matters has been obtained. The reserved matters shall relate to external appearance, landscaping and scale;
3. In accordance with plans;
4. Contamination – risk assessment;

5. Contamination – verification, monitoring and maintenance;
6. Contamination – discovery of unknown contamination;
7. Contamination – imported material;
8. Details – car parking (including one electric charging point in communal car park), cycle parking, servicing;
9. Noise – attenuation to properties to prevent noise disturbance from activities associated with the public house and traffic noise from Plumstead Road;
10. Development to be carried out in accordance with the surface water drainage strategy and associated maintenance schedule;
11. Compliance with recommendations of ecology report;
12. Water efficiency.

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.

6. Application no 16/01058/F - Land South of 45 Christchurch Road, Norwich

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

In reply to a member's suggestion, the senior planner said that the applicant would be required to provide details of cycle parking which would include secure provision.

RESOLVED, unanimously, to approve application no. 16/01058/F - Land South of 45 Christchurch Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. SUDS details submission and implementation
6. Parking and turning areas to be provided prior to occupation
7. Cycle parking to be provided prior to occupation
8. Water efficiency
9. Unknown contamination to be addressed
10. Control on imported materials
11. Tree protection measures to be implemented in accordance with Arboricultural Impact Assessment, Arboricultural Method Statement and Tree Protection Plan.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

(The committee adjourned for a short break at this point and reconvened with all the members listed as present above, with the exception of Councillor Driver.)

7. Proposed change to dealing with late representations for Planning Applications Committee; and,

Proposed change to protocols around arranging for site visits for Planning Applications Committee

(Councillor Driver was admitted to the meeting during this item.)

The head of planning services presented both reports together on proposed changes for dealing with late representations and the proposals for arranging site visits. He commented that a member of the public had commented on the proposals for dealing with late representations and stating that it was unfair as there was not much time for people to comment on the published reports. The committee noted that option 1 was the preferred option which enabled people to submit any further comments up to the Monday before committee. The use of agreed criteria for site visits would guide officers and ensure a consistent approach to planning applications.

A member spoke in support of option 1, with the exceptions listed at the bottom of the page, and said that it was not fair to require officers to receive representations and work on the supplementary report with an officer response right up to the start of the meeting.

RESOLVED to approve:

- (1) having considered the report on the proposed change to dealing with late representations, to ask the head of planning services to accept representations as set out for option 1 and exceptions as set out in the appendix to the report, as follows:
 - (a) committee decision, up until 10:00 three days prior to the meeting (that is on the Monday before a Thursday meeting);
 - (b) delegated decision, until the case officer completes the recommendation of decision (before being signed off by senior officer)
- (2) the revised approach for site visits as set out in appendix 2 of the report.

8. Application no 16/01372/F – Garages adjacent to 8 Vancouver Road, Norwich

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

During discussion the senior planner (development) referred to the report and answered members' questions. The development of affordable housing would be of a high standard of energy efficiency but did not include solar panels. The scheme complied with the council's policy on parking.

RESOLVED, unanimously, to approve application 16/01372/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. Water efficiency
6. Contamination risk assessment and report to be submitted
7. Unknown contamination to be addressed
8. Control on imported materials
9. Tree protection measures to be implemented in accordance with Arboricultural Implications Assessment
10. Ecology measures to be agreed and implemented

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

9. Application no 16/01374/F – Garages adjacent to numbers 245, 247, 269 and 271 Bowers Avenue, Norwich

The senior 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 the consultation response received from environmental protection officer.

During discussion the senior planner (development) referred to the report and answered members' questions. A member referred to the low occupancy of the garages and asked whether the number of parking spaces could be reduced. The senior planner said that the scheme had been designed to prevent verge parking. The committee noted the comments of the Norwich Society and that the new dwellings would be on the end of the terraces and have small footprints. The design of the building was repeated further up the road. The committee noted that it was usual for upper storey flats not to have amenity space. The site was constrained and

the ground floor flats only had small spaces which could not be divided. The upper floor flats would have juliette balconies and main areas which faced on to the amenity area.

RESOLVED, unanimously, to approve application 16/01374/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. Water efficiency
6. Contamination risk assessment and report to be submitted
7. Unknown contamination to be addressed
8. Control on imported materials
9. Tree protection measures to be implemented in accordance with approved plans
10. Ecology measures to be agreed and implemented.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

10. Application no 16/01122/F- Land adjacent to no 73 Northumberland Street, Norwich

The senior planner (development) presented the report with the aid of plans and slides. This site was near the two Armes Street sites considered at the previous meeting. It was not well used and there had been four objections to the scheme.

Councillor Peek, local member for Wensum Ward, confirmed that the site was not well used and said that he supported the proposed scheme.

Another member commented that the design of the development incorporating access to the park behind it was an imaginative use of the site.

RESOLVED, unanimously, to approve application 16/01122/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of facing and roofing materials; windows; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping and planting
5. Water efficiency
6. Contamination risk assessment and report to be submitted

7. Unknown contamination to be addressed
8. Control on imported materials
9. Tree protection measures to be implemented in accordance with Arboricultural Method Statement and Tree Protection Plan.

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 is recommended for approval subject to appropriate conditions and for the reasons outlined in the officer report.

11. Application no 16/00867/VC - Montpellier House, Judges Walk, Norwich NR4 7QF

The planning team leader (outer area) presented the report with the aid of plans and slides.

In reply to questions, the planning team leader said that had the applicant made an application for the revised scheme in the first place it would have been considered acceptable. The changes to the approved planning permission were small and the integrity of the design was not affected. The ridge height of Montpellier House was not as high as the neighbouring house and screening along the boundary of the property. The purpose of this retrospective application was to regularise the changes that had been made.

Councillor Lubbock, local member for Eaton Ward, said that she sympathised with the neighbour who brought the breach of planning consent to the local planning authority's attention. Planning consent should be followed. It had caused a lot of anxiety to the neighbour. There was a covenant on the site requiring the building to be a bungalow but it was a large site and the building could have been moved away from the boundary of the neighbour's property.

During discussion other members considered that changing aspects of the build was costly to the applicant and that designs should be agreed before work commenced.

RESOLVED, with 11 members voting in favour (Councillors Herries, Driver, Bradford, Button, Carlo, Henderson, Jackson, Malik, Peek, Sands (M) and Woollard) and 1 member voting against (Councillor Lubbock) to approve application no. 16/00867/VC - Montpellier House Judges Walk Norwich NR4 7QF and grant planning permission subject to the following conditions:

1. Removal of permitted development rights (alterations to the roof and insertion of windows
2. Details of retained and supplementary boundary treatments the same as previously approved discharge of condition.
3. Details of bat roosts and supplementary tree planting as approved as part of previous discharge of condition application.

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.

(Councillor Henderson left the meeting at this point.)

12. Tree Preservation Order [TPO], 2016. City of Norwich Number 508; 278 Unthank Road, Norwich, NR2 2AJ

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

In reply to question he said that the tree could last for another 60 to 70 years.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 508, Unthank Road, Norwich, NR2 2AJ without modifications.

13. Tree Preservation Order [TPO], 2016. City of Norwich Number 511; Land to rear of 1-9 Boot Binders Rd, Norwich, NR3 2DT, and no.s 2-28 Clickers Rd, Norwich, NR3 2DD

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

A resident of Bookbinders Road addressed the committee and outlined his objections to the tree preservation order (as set out in the report) and in addition said that he did not consider that the tree was under any threat. He considered that a tree preservation order was unnecessary and would mean that everytime it needed trimming an application would need to be made to the council for permission.

At the chair's discretion the resident who had applied for the order addressed the committee and advised the committee of his concerns that the willow tree could be damaged from unauthorised pruning. He explained that the lawn and gardens were shared by the owners and tenants and open as a riverside walk to the public from dawn to dusk.

During discussion the committee considered that the situation where residents' management companies took on responsibility for green spaces was more common. The arboricultural officer explained that poor pruning of two of the trees had allowed the ingress of disease into the trees. The alder had not merited a tree preservation order because of this damage.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 511, Land to the rear of 1-9 Boot Binders Road, Norwich, NR3 2DT and nos 2 to 28 Clickers Road, Norwich, NR3 2DD without modifications.

14. Tree Preservation Order [TPO], 2016. City of Norwich Number 512; 33 Peckover Road, NR4 7BL

(A copy of the site plan was available on the website.)

The arboricultural officer (TPO) presented the report with the aid of plans and slides.

In reply to a question from a member, the arboricultural officer said that the housing officer dealing with a right to buy had raised the concern that the potential owner could remove the tree.

RESOLVED, unanimously, to confirm Tree Preservation Order (TPO), 2016, City of Norwich, No 2016. City of Norwich Number 512; 33 Peckover Road, NR4 7BL

15. Application nos 16/00949/F and 16/00950/L - 13 St Giles Street, Norwich, NR2 1JL

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

During discussion the planning assistant referred to the report and answered members' questions about the proposed extractor unit. He explained that the current application was required to overcome conditions 3 and 4 of the original application for change of use. Members were advised that there was sufficient natural ventilation from a window and rear access door and given the age of the building.

RESOLVED, unanimously, to approve:

- (1) application no. 16/00949/F - 13 St Giles Street Norwich NR2 1JL and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Maintenance schedule of plant
 4. Specification of anti-vibration mounts to be retained in perpetuity
 5. Ductless extraction system is turned off when the kitchen has ceased serving food

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.

- (2) application no. 16/00950/L - 13 St Giles Street Norwich NR2 1JL and grant Listed Building Consent subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;

3. Materials of partitions to be of lightweight plasterboard construction, easily removable – and so maintained
4. All existing fabric shall be retained unless notated otherwise on the drawings.
5. Detailed drawings or samples of materials as appropriate, in respect of the following: (a) any new and relocated services (such as drainage, lighting)
(b) any new suspended ceilings

Informatives

1. Advertisement consent and listed building consent will be required for the installation of any new or replacement external signage.
2. Building Regulations
3. Relative Fire Safety requirements should be addressed with the Chief Fire Officer/Norfolk Fire Service.

CHAIR