



**Planning applications committee**

**10:00 to 12:50**

**9 December 2021**

Present: Councillors Driver (chair), Button (vice chair), Ackroyd (substitute for Councillor Lubbock), Bogelein, Champion, Giles, Grahame, Maxwell, Peek, Sands (M), Stutely and Thomas

Apologies: Councillors Everett and Lubbock

**1. Declarations of interests**

There were no declarations of interest.

**2. Minutes**

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

**3. Application no 21/00821/F, Surface Car Park Rose Lane**

(This item had been deferred from the previous meeting of the committee.)

The senior planner (case officer) presented the report with the aid of plans and slides. The environmental protection officer who had advised on the application was present to take questions from members. The report and plans had been revised to move the outside smoking shelter. Members were also referred to the supplementary report of updates to reports (circulated at the meeting and available on the council's website with the papers for this meeting) which contained summaries of seven objections and one letter of support received as part of the further consultation, comments received and summarised in the updates report to the committee on 11 November 2021, and two additional conditions that were recommended to restrict the sale of takeaway food and drink from the site and trade deliveries or collections, including trade or clinical waste, outside the hours of 07:30 to 18:00 on any day. The further representations had been considered when assessing the application, however, the officer recommendation remained unchanged and was to approve this application.

The committee was addressed by an acoustic consultant (representing the owner and residents of Coniston Court, two residents and Councillors Haynes and Price, local members for Thorpe Hamlet, as follows:

- The acoustic consultant referred to the reliance of the council on the applicant's management plan and enforcement of conditions to control the noise levels emanating from the premises. This included noise from people entering and leaving the premises, with noise levels classified as moderate or severe by the World Health Organisation, and concern about the practical application of the noise limiter inside the building to the satisfaction of customers and performers.
- Concerns expressed from the residents included: that this was a predominantly residential area with around 2,000 people living in the vicinity; that the proposal was contrary to policy; that it would be detrimental to residential amenity as many residents could not open their windows due to noise from the Roof Top Gardens and Last Bar Standing and that this venue would exacerbate this; that no testing was done whilst these venues were holding events; that the proposed premises would operate for ten years rather than a year; that the area was outside the night-time economy zone and the police concentrated on Prince of Wales Road; and that the council had not included residents in Maidstone Road and Greyfriars Road in its consultation on the application due to an outdated policy.
- Councillor Haynes welcomed the relocation of the smoking area but expressed concern that due to the council's website being down, members of the public did not have full access to the plans during the 7-day consultation period to submit comments. The site was surrounded on three sides by apartments, many people on low income. Noise from the site would be from 11:00 to 23:00 and would have a significant impact on residential amenity with people needing to work or attend school the next day. There was already a high level of anti-social behaviour in the area. This was a council owned site which should be developed for housing and whilst jobs were being provided these would be low paid rather than office jobs.
- Councillor Price expressed concern about the impact of this application on residential amenity from people leaving the premises, taking into consideration that the noise would be exacerbated by bouncing off the walls of the large apartment blocks, with residents already unable to open their windows and experiencing disturbed sleep from adjacent venues; that the planning conditions would be unenforceable and should not be left up to the licensing regulations to control; and suggesting that Open was a suitable alternative venue for performers.

The applicant addressed the committee in support of the application. He said that he considered the views of the first speaker, the acoustic consultant, "baffling", as initial discussions with this firm of sound engineers, as recommended by the council, had been supportive of the application. The applicants had listened to comments and taken residents' views seriously. There would be monthly meetings with residents and the local councillors would be welcome to attend. The company had other attractions around the world, including the South Bank which was in a residential area. The premises would open to 23:00 but it should be noted that the Rooftop Gardens closed at 24:00. The applicants had worked closely with the case officer

and the environmental protection officer and consulted the police licensing team. The use of the proposed premises and patrols by its security guards would act as a deterrent to the antisocial behaviour on the site and support the police and residents. The premises would create 50 new jobs and bring in additional spending into the community. This application would transform the area.

The area development manager referred to the comments from Councillor Haynes and said that the council had received a letter from a solicitor acting on behalf of an objector who was concerned about the consultation process on the revised plans and asking for the application to be withdrawn from consideration at this meeting. The monitoring officer, executive director of development and city services and head of planning and regulatory services had reviewed the letter and believed the committee should consider whether it could determine the application at this meeting or defer to remedy any deficiencies in the consultation. The statutory consultation was governed by regulations and as set out in the Development Management Procedural Order. The council consults directly with all properties and occupants within 10 metres of the “redline” of an application site as agreed by the committee and set out in the council’s constitution. There had been two 21-day consultations on this application: the first the initial consultation and the second when outside activities had been removed from the application. Following the previous committee, the applicant had amended the plans to move the location of the smoking area, and a further 7-day consultation had been conducted from 29 November to 6 December 2021 on the revised plans. During this period the council’s website was unable to take comments but this was rectified on 30 November. Seven letters of objection and one letter of support were received following this consultation (as set out in the supplementary report).

The chair moved and the vice chair seconded that the committee agreed that that the procedures had been followed correctly and to proceed to consider the application, and with 11 members voting in favour and 1 member abstaining from voting (Councillor Grahame) it was:

**RESOLVED** to proceed with consideration of the application.

The senior planner responded to issues raised during the speeches. He explained that the deliveries to the site would be restricted by the additional condition and that there would be no deliveries of food or drink from the site. The building was expected to be fully soundproof. The extent of the consultation was not out of date and in accordance with the council’s policy. The police had not objected to this application and had discussed concerns with the applicant about the antisocial behaviour in the area and the applicant has agreed to monitor the outside areas. The conditions attached to this planning application had been considered carefully and discussed with the environmental protection officer and were enforceable.

The public protection consultant commented that people leaving the venue was the greatest area of concern. Modelling was based on the worse case scenario. Environmental protection asked all venues to have a noise management plan. In this case security and waiting staff would usher people out to reduce noise as much as possible. The applicant had provided additional information about the soundproofing of the building. The lobby would stop sound spilling out. He explained how the noise limiter would work on a traffic light system to warn the performer that levels were exceeding the defined frequency and would trip out at a certain limit. The conditions

of this application were powerful and enforceable and made a significant impact to mitigate any concerns about noise from this venue. There was no significant impact to residential amenity.

During discussion, the senior planner, environmental protection officer and the area development manager, referred to the report/presentation and answered members' questions. Members were advised that the noise management plan would include ushering people into and out of the site and advising them to leave quietly; that the smoking area had been relocated further away from residential properties and that no drinks were allowed outside; and that the music or entertainment ceased at 10.00 pm, no alcohol was sold after 10.30 pm and the venue closed at 11.00 pm, to allow people to disperse and leave the venue gradually in an orderly fashion. Members were also advised that turning off the music earlier helped the customer's hearing to adjust making them less likely to shout and talk loudly when they left the premises.

In reply to a member's question, members were advised that there had been no objections to this proposal on the grounds of highway safety from Norfolk County Council transport planners. The site was easily accessible by bus and train, within walking distance of several taxi ranks and there was a layby on Rose Lane. The applicant would need to provide details of the fence as a condition of planning consent. Members also sought confirmation that application was for a temporary 12-month period and a further planning application would be required if the applicant wanted to extend it. It was recommended that no takeaway food or drink was sold from the premises to prevent queues of delivery drivers coming on to the site.

The senior planner confirmed that the application was for 300 seater premises and corrected a member's comment that the capacity was for 1,500. This was an additional control to the licensing regulations which determined the capacity of licensed premises.

The area development manager pointed out the council was the landowner and that the issue of the terms of the lease was not a matter for the planning applications committee.

During further discussion members sought information on the noise management plan and it was confirmed that under the planning application measures to mitigate noise were being undertaken, which included encouraging people to drink up and leave, deployment of security staff and waiting staff and asking people to leave quietly. Rose Lane was adjacent to Prince of Wales Road and the nighttime activity zone, so there was background noise with people leaving other venues. The security staff would patrol the edges of the site which would act as a deterrent for noisy and antisocial behaviour. Members were also advised that there was a service bay on Mountergate and that there was an expectation that bands and performers would load up equipment and leave the venue quietly.

In reply to a member's question about the different conclusions of the noise modelling by the sound engineers, the environmental protection officer commented on the modelling put forward by the owner of Coniston Court and the applicant and explained how he had evaluated them. There was no specific modelling for external noise and therefore the margins of error were taken into consideration to get an accurate assessment. The use of children's voices had been critiqued but these

were of a higher noise frequency. The modelling had not taken into account noise emissions from the Rooftop Gardens and the Last Bar Standing because they did not operate 24 hours a day, 7 days a week. The purpose of the modelling was to assess the average background noise. The Rooftop Gardens held events with music around four times a year. However, if the venue had been assessed whilst one of these events were in progress, it would allow this venue 65dc rather than 50dc and therefore would be disadvantageous. The area development manager said that noise was not linear. He also pointed out that the worst-case scenario was assessed.

The chair moved and the vice chair seconded the recommendations set out in the report and two additional conditions set out in the supplementary report.

Prior to discussion, a member asked a further question about how residents could log complaints about noise with the council. Environmental protection officers would investigate complaints and take noise readings if appropriate. The area development manager confirmed that the environmental protection team would monitor condition 10 (installation of amplified equipment).

Discussion ensued in which members commented on the planning application. Members considered that the application was finely balanced.

Those minded to vote in favour of the application took into consideration that the application was for a 12-month period and that the committee would have the opportunity to review the arrangements if a further planning application was submitted. The conditions attached to the planning consent and the measures to be undertaken by the applicant in the noise management plan addressed concerns raised by residents and could be subject to enforcement if necessary. The smoking area had been relocated. A member suggested additional signage to guide people to and from the venue. Another member referred to the relevant planning policies and said that it would provide employment for young people and brought a hard standing concrete site into use and would not be visible from the conservation area. Another member welcomed the provision of 50 jobs. The applicant had demonstrated that they were prepared to be good neighbours and assist with the community garden.

A member said that whilst 300 people attending the venue would cause less congestion than 1,500, people leaving it would cause a bottleneck near to residential properties. Whilst the application was finely balanced, and the independent noise assessment and that of the applicant did not agree, a pragmatic view was that there would be noise issues from this venue.

Councillor Grahame, Thorpe Hamlet ward councillor, said that a lot of weight had been given to the temporary nature of this planning application but there was concern that residents might have to live with this overbearing premises on their doorstep for the next decade. It was a residential area and not part of the night time economy zone and would impact on residents from the noise late at night. It was a good project but in the wrong location.

Councillor Ackroyd asked whether the 300-seater capacity for the building could be conditioned and with all members in agreement, the chair accepted it into the motion to approve the application, seconded by the vice chair.

**RESOLVED** with 9 members voting in favour (Councillors Driver, Button, Peek, Giles, Ackroyd, Sands, Maxwell, Stutely and Thomas) and 3 members voting against (Councillors Bogelein, Grahame and Champion) to approve application, 21/00821/F Surface car park, Rose Lane and grant temporary planning permission subject to the following conditions (set out in full, together with the reasons):

1. The development hereby permitted shall be begun before the expiration of 1 year from the date of this permission.

(Reason - As required to be imposed by section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004. A shorter period of one year is imposed due to the site being allocated for mixed use development within the Local Plan and because the application proposal is for a short-term interim use.)

2. Following 1 year of the first use of the development hereby permitted as a leisure/entertainment venue this permission shall expire and the use shall cease. All buildings and structures associated with the use shall be removed from the site within 2 months of the use ceasing.

(Reason -The site is allocated for mixed use development within the Norwich Local Plan (and emerging Greater Norwich Local Plan) and therefore a temporary permission is appropriate so as not to impede the long term delivery of the site allocation. A temporary permission will also provide the opportunity to review the impacts of the proposal once the development is operational. In accordance with policy CC4 of the Norwich Local Plan Site Allocations document (2014).)

3. The development hereby approved shall be carried out in accordance with the application forms, plans, drawings and details as specified below:  
(Plans list to be added prior to determination).

(Reason - For the avoidance of doubt and to ensure the satisfactory development of the site in accordance with the specified approved plans.)

4. With the exception of any demolition, site clearance works, archaeological work, tree protection works, ground investigations and below ground works, no development shall take place in pursuance of this permission until details of the boundary treatments to be used within the development (to include the boundary treatments' location, height, materials and colour) have been submitted to and approved in writing by the local planning authority. No use of the development hereby approved shall take place until the approved boundary treatments been erected and, following completion, the boundary treatment shall be retained as such thereafter.

(Reason - To ensure a satisfactory appearance for the development and to safeguard residential amenities, in accordance with section 12 of the NPPF, policy 2 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 as amended 2014, and policies DM2 and DM3 of the Development Management Policies Local Plan 2014.)

5. The premises which form the subject of this permission shall not be open to the public, trading, or have members of the public, as customers or guests, on

the premises other than between the hours of 12.00 and 22.30 on Sunday, Monday, Tuesday and Wednesday and between the hours of 12.00 and 23.00 on Thursday, Friday and Saturday.

(Reason - To safeguard the amenity of the surrounding area, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

6. No leisure/entertainment activities shall take place outside of the building hereby permitted.

(Reason -To safeguard the amenity of the surrounding area, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

7. The venue shall be managed in accordance with the management statement dated 22 November 2021.

(Reason - To encourage staggered departure times and to safeguard the amenity of the surrounding area, in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

8. No use of any plant and/or machinery shall take place on the premises unless and until it has been enclosed with sound insulating/absorbing material and mounted in such a way which will minimise transmission of structure borne sound and will ensure that noise levels emanating from the application premises shall not exceed 45dB at 63Hz C.B.F., 40dB at 125Hz C.B.F. and NR30 over the frequency range from 250Hz to 8KHz as measured at a position 1 metre outside any noise sensitive premises and shall not exceed 37 dB AT 63Hz C.B.F., 30dB at 125Hz C.B.F and NR20 over the frequency range from 250Hz to 8KHz as measured inside any adjoining noise sensitive premises, in accordance with a scheme to be first approved in writing by the local planning authority and once enclosed, it shall be retained as such thereafter.

(Reason - To ensure adequate protection between different uses takes place to avoid unacceptable noise and disturbance in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

9. No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building the subject of this permission.

(Reason - To ensure adequate protection between different uses takes place to avoid unacceptable noise and disturbance in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

10. No installation of any amplified sound equipment shall take place within the application premises until details of the amplification equipment have been submitted to and agreed in writing by the local planning authority.

The amplification system shall be designed to limit the level of noise emanating from the premises, such that the noise levels from the application

premises shall not exceed 45dB at 63Hz C.B.F., 40dB at 125Hz C.B.F. and NR30 over the frequency range from 250Hz to 8KHz as measured at a position 1 metre outside any noise sensitive premises and shall not exceed 37 dB AT 63Hz C.B.F., 30dB at 125Hz C.B.F and NR20 over the frequency range from 250Hz to 8KHz as measured inside any adjoining noise sensitive premises. Where further internal sound proofing is required to meet these levels, full details of the proposed sound proofing shall be submitted with the amplification equipment details and shall include details of its specification, location and fixing.

The submitted details shall include:

- (a) specification for all amplification equipment and speakers;
- (b) the location of all proposed speakers;
- (c) the maximum noise levels expressed in dB LAeq (5 mins), measured at a point 2 metres from any loudspeaker forming part of the amplification system; and
- (d) measures to be put in place to ensure that the amplification system cannot be adjusted beyond the maximum permitted noise levels agreed in (c) above.

No use of the premises as a leisure/entertainment venue shall take place until the amplification system and any sound proofing measures as agreed have been installed and thereafter the agreed permitted maximum noise levels shall not be exceeded at any time.

No amplified music shall be played in the premises the subject of this permission other than through the permanently installed amplification system as agreed under this condition and no alteration of this system shall take place without the prior written agreement of the local planning authority.

(Reason - To ensure adequate protection between different uses takes place to avoid unacceptable noise and disturbance in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

11. No use of the premises as a leisure/entertainment venue shall take place until a mechanical ventilation system has been installed in full accordance with a scheme to be first submitted to and agreed in writing with the local planning authority and, once installed, shall be retained as such thereafter. The scheme shall include details of all proposed attenuation measures to the extract system and details of the inlet and extract ducts including their location and elevations of any external grills or flues in the context of the wider building to a scale of at least 1:100.

(Reason - To ensure adequate protection between different uses takes place to avoid unacceptable noise and odour nuisance in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

12. No use of the premises as a leisure/entertainment venue shall take place until the new inner door lobbies, as shown on the approved plans and fitted with

automatic closers, have been provided and once provided, this shall be retained thereafter. The automatic closers for the lobby door shall be operational whenever the premises are open to the public, trading, or has members of the public, as customers or guests, on the premises and the lobby door shall not be left open at any time except for servicing when the building is not open to the public, trading, or has members of the public, as customers or guests, on the premises or in the case of an emergency.

(Reason - In order to prevent undue noise nuisance to nearby occupiers in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

13. The doors indicated as fire exits on the approved plans shall only be used in an emergency as fire exits or for servicing when the premises are not open to the public, trading, or has members of the public, as customers or guests, on the premises. The doors shall not be used for any other purpose.

(Reason - In order to prevent undue noise nuisance to nearby occupiers in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

14. Prior to the first use of the development as a leisure/entertainment venue, details of the installation of a noise limiter device shall be submitted to the Local Planning Authority for its approval in writing. The noise limiter device shall be installed and operated in accordance with the approved details for the duration of the development.

(Reason - In order to prevent undue noise nuisance to nearby occupiers in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

15. No extract ventilation or fume extraction system shall be installed or erected on the site unless in accordance with a detailed scheme that has been submitted to and approved in writing by the local planning authority. The detailed scheme shall include the position of ventilation, fume or flue outlet points and the type of filtration or other fume treatment to be installed and used in the premises in pursuance of this permission, together with a schedule of maintenance. The submitted details shall also specify the use of anti-vibration mountings. No use of the premises as hereby permitted shall take place until the approved scheme has been installed and is operational and thereafter it shall be retained in full accordance with the approved details and the maintenance of the system, including any flue, shall be carried out in accordance with the scheme as agreed.

(Reason - To protect the amenities of the area and prevent nuisance from noise and odour in accordance with policy DM2 and DM11 of the Development Management Policies Local Plan 2014.)

16. No use of the development hereby approved shall take place until details have been submitted to and agreed in writing by the local planning authority of all external lighting for the site, including any security or other intermittent lighting. Such details shall include specifications for the lighting proposed, its

location and position within the site, height and levels of illumination proposed. The details shall also specify that any external lighting includes cowling, or other similar device, to ensure that the lighting only illuminates the site directly. The development shall be carried out in accordance with the details as agreed and retained as such thereafter.

(Reason - To ensure that the development minimises light pollution and the potential impact on biodiversity in accordance with sections 12 and 15 of the NPPF, and policies DM2, DM3 and DM6 of the Development Management Policies Local Plan 2014.)

17. No occupation of the development shall take place until details of bicycle parking have been submitted to and approved in writing by the local planning authority. The approved details shall thereafter be installed prior to first occupation of the development and shall be retained and maintained in this condition thereafter for the duration of the development.

(Reason - To ensure satisfactory cycle parking to support sustainable modes of transport, reduce congestion and safeguard air quality, in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, November 2021 Page 34 of 65 amendments adopted January 2014) and policy DM28, DM29, DM30 and DM31 of the Development Management Policies Local Plan 2014.)

18. No use of the premises as a leisure/entertainment venue shall take place until:

(a) A Travel Information Plan has been prepared and submitted to and agreed in writing with the local planning authority. The Travel Information Plan shall:

- (i) make provision for travel information to be publicised to staff and visitors to the site; and
- (ii) specify the different methods to be used for publicity and the frequency of review;

(b) The travel information has been made available in accordance with the Plan as agreed and, once made available, shall be maintained thereafter in accordance with the agreed review details.

This information shall include details of the public transport routes and services available within 800 metres walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.

(Reason - To ensure that the development supports sustainable modes of transport and to reduce the impact of travel and transport on the environment in accordance with policy 6 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM28 of the Development Management Policies Local Plan 2014.)

19. No works shall take place within the root protection areas of any tree including any demolition works or the breaking and lifting of existing ground surfaces, unless carried out under the supervision of a suitably qualified arborist.

(Reason - To ensure the satisfactory protection of those trees to be retained on the site and to accord with policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM7 of the Development Management Policies Local Plan 2014.)

20. No arboricultural works shall take place to facilitate implementation of the development hereby permitted unless these works are carried out by a suitably qualified arborist in both above and below ground arboriculture and the details of the proposed arboriculturist have first been submitted to and agreed in writing by the local planning authority.

(Reason - To ensure the satisfactory protection of those trees to be retained on the site and to accord with policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM7 of the Development Management Policies Local Plan 2014.)

21. Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). No other operations shall commence on site in connection with the hereby-approved development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the Tree Protection Plan. The approved protective fencing shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning authority has first been sought and obtained.

(Reason - To ensure the satisfactory protection of those trees to be retained on the site and to accord with policy 1 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (adopted March 2011, amendments adopted January 2014) and policy DM7 of the Development Management Policies Local Plan 2014.)

22. Prior to the first use of the development as a leisure/entertainment venue details of any anti-terrorist measures shall be submitted to the Local Planning Authority for its approval in writing. The measures shall be implemented in accordance with the approved details and shall be retained for the duration of the development.

(Reason - In the interests of public safety, in accordance with paragraph 97 of the National Planning Policy Framework (2021).)

23. No food or drink is to be sold for consumption outside the premises.

(Reason - Additional condition recommended to restrict the sale of takeaway food and drink from the premises.)

24. No trade deliveries or collections, including trade waste or clinical waste shall take place outside of the hours 07.30 – 18.00 hours on any day.

(Reason – to avoid traffic congestion during peak times and in particular in relation to pick up and drop of times for the Charles Darwin primary school.)

25. The capacity of the building is limited to 300 seated customers.

(Reason – to minimise amenity impacts on neighbouring occupiers).

(The committee adjourned for a short break at 12:00 and reconvened at 12:25, with all members listed as present above in attendance.)

#### **4. Application no 21/00804/O - Clarence House, 6 Clarence Road, Norwich, NR1 1HH**

The senior planner (case officer) presented the report with the aid of plans and slides for this application for outline planning consent. He also referred to the supplementary report of updates to reports, which was circulated at the meeting and available on the council's website and summarised a further representation from a resident who considered the revised plans an improvement but remained concerned about disruption from construction noise and the officer response that conditions could be added at the reserved matters stage. Members were advised that there had been only response to the consultation on the revised plans and that the council's arboricultural officer did not object to the proposal.

During discussion the senior planner, together with the area development manager, referred to the report and presentation and answered members' questions. Members were advised that details of the scheme would be subject to approval at the reserved matters stage. Clarence House was not currently in residential use. Members also noted that the flint boundary wall was being damaged by the suckers of a sycamore and a beech (trees T2 and T4 on the plans). There was a danger that the wall would collapse into the public highway. The trees would therefore need to be removed irrespective of the outcome of this planning application. Suitable replacement trees would be planted away from the boundary wall.

The chair moved and the vice chair seconded the recommendations in the report and there being no further discussion, the chair moved the committee to the vote.

**RESOLVED**, unanimously, to approve application no 21/00821/F - Clarence House 6 Clarence Road, Norwich, NR1 1HH and grant planning permission subject to the following conditions:

1. Standard time limit for reserved matters;
2. In accordance with plans;
3. Water efficiency
4. Details of replacement tree planting
5. Protection of individual dwellings – daytime and nighttime
6. Protection of dwellings fronting a road
7. Provision of cycle parking/bin storage
8. Ecology mitigation and enhancement measures
9. Submission of air quality assessment with reserved matters.

## **5. Application no 20/01582/L – King Street Stores, King Street**

The planning team leader presented the report with the aid of plans and slides and explained that the listed building consent for the demolition of the toilet block attached to the Ferry Boat Inn was being brought back to committee as due to an oversight it had not been determined at the last meeting.

The chair moved and the vice chair seconded the recommendations as set out in the report<sup>1</sup>.

**RESOLVED**, unanimously, to approve application no 20/01582/L and grant listed building consent, subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Demolition method statement to be submitted and agreed;
4. Any damage caused to the building to be repaired within 3 months of the works as agreed with Local Planning Authority;
5. Wall fronting King Street to be retained.

CHAIR

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<sup>1</sup> The recommendation in the report has been amended in the resolution for accuracy. The committee has approved the application for listed building consent. It is not subject to a legal agreement, which applied to the main planning application for this site which was refused at the previous meeting and had been included in the report in error.