



Planning applications committee

09:30 to 11:30

11 May 2017

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

Apologies: Councillors Jackson and Bradford

1. Declarations of interest

Councillor Lubbock declared an other interest in Application no 17/00505/NF3 - Eaton Park South Park Avenue, Norwich, NR4 7AU because she was a Friend of Eaton Park.

Councillor Sands said that as the member who had called in Application no 17/00158/F - 10 Bland Road, Norwich, NR5 8SA (item 4) below he would speak as a member of the public and withdraw from the meeting.

Councillor Malik asked it to be recorded that he has spoken to residents in his ward about Application no 17/00360/F - Land east of play area Rose Valley, Norwich but did not have a pre-determined view.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 13 April 2017.

3. Application no 16/01943/F - Norwich Hebrew Congregation, 3A Earlham Road, Norwich, NR2 3RA

The 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 summary of an additional representation from one of the objectors withdrawing their objections on amenity grounds but maintaining their objection regarding the stability and ownership of the boundary wall; and, the officer response.

During discussion the planner referred to the reports and answered members' questions. She explained that the issue of the boundary wall was subject to the Party Wall Act legislation and separate from the planning process. A member spoke in support of the proposal. It would provide facilities for visiting school children. Members considered the design appropriate and sensitive to the setting.

RESOLVED, unanimously, to approve application no. 16/01943/F and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed.

4. Application no 17/00158/F - 10 Bland Road, Norwich, NR5 8SA

(Councillor Sands having called in this item spoke as a member of the public and left the meeting when the committee made its decision.)

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

Councillor Sands, local member for Bowthorpe Ward, said that the application was to extend the ground floor for a large family. The property was not overlooked. He did not agree with the officers' argument that the proposed dwelling was out of character with surrounding houses and pointed out that numbers 1 to 9 were new properties and of different architectural style to the rest of houses in the road. He pointed out examples of houses in Bland Road which were not in alignment the other properties. He also said that there were two houses in multiple- occupation in nearby Wordsworth Road where large single storey extensions had been considered acceptable. He considered that this application should be approved as it was for family use and did not overlook neighbouring properties.

The applicant spoke in support of the application and explained that he had a growing family and wanted to continue to live in the Bland Road area. They had used the same architect as a previous family member at no 14 and had replicated this design.

(Councillor Sands left the meeting at this point.)

The planner and the planning team leader (outer area) referred to the report and responded to the issues raised commenting that the extension was considered to be disproportionately large. The planner had met with the applicant and other options for the extension had been discussed, including a smaller side and rear extension. There was concern that a water main ran through the site. A smaller two storey extension had been considered but the applicant chose to continue with the proposal rather than submit revised plans.

Councillor Driver said that he considered that there was a shortage of suitable houses for large families and that he considered it did not overlook other properties or look out of place as it was on a large site. He considered that building out to the rear of the property where the main drainage would be expensive or difficult to do.

Councillor Lubbock considered that it was important that the design was right and members had the opportunity to do this by refusing the application as recommended by the officers.

RESOLVED, on the chair's casting vote, with 3 members voting in favour (Councillors Herries, Lubbock and Peek), 3 members voting against

(Councillors Driver, Henderson and Woollard) and 3 members abstaining (Councillors Button, Malik and Carlo) to refuse application no. 17/00158/F - 10 Bland Road Norwich NR5 8SA for the following reason:

“The proposed extension would result in disproportionately large addition to the property that would dominate the existing dwelling and cause harm to the character of the property and street scene. The development would be incongruous with the pattern of surrounding development and would therefore be contrary to policy DM3 of the Development Management Policies Local Plan (adopted 2014). “

Article 35(2) Statement

The local planning authority in making its recommendation 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. The local planning authority has advised the applicant of alternatives that may be acceptable.

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

5. Application no 17/00504/NF3 - Floodlit Games Area Harford Park, Ipswich Road, Norwich

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

During discussion members considered the use of floodlights and the impact that this could have on residents. The senior planner referred to the report and explained that each application should be considered on its merits.

Members welcomed the application which would encourage people to take up sport.

RESOLVED, unanimously, to approve application no. 17/00504/NF3 - Floodlit Games Area Harford Park, Ipswich Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;
4. Details of Arboricultural site meeting, Method Statements including no-dig solution and tree pruning works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction;
6. Retention tree protection and no changes within areas;
7. Details of landscaping including - hard surfacing materials to paths and access areas, implementation programme, planting schedules and landscape maintenance to be agreed and implemented;
8. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
9. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement:

The local planning authority in making its recommendation 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 in the officer report.

6. Application no 17/00505/NF3 - Eaton Park South Park Avenue, Norwich, NR4 7AU

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

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

During discussion the senior planner referred to the report and answered members' questions. He explained to a member the different role of the city council as both applicant and local planning authority and confirmed that regard to Eaton Park's status as a designated historic park had been made during the assessment of this planning application. The parks and open spaces manager had submitted the application on behalf of the council and was part of city wide expansion of tennis facilities in the city.

Councillor Lubbock, local member for Eaton Ward, said that some residents had asked that the lights on the three courts adjacent to the park were turned off at 21:00. She said that 22:00 was very late and that some people want to retire to bed earlier and would be kept awake by noise from people using the courts and the floodlights. The park had four other courts that could be used until 22:00 and the Eaton Park Tennis club did not envisage using all of the courts until 22:00. Members were advised that as there was alternative provision at the site the parks and open spaces manager considered that this proposal could be acceptable but it would take away some of the capacity that the funding from the Lawn Tennis Association had provided.

Councillor Lubbock moved and Councillor Sands seconded that condition 8 be amended to restrict the use of lights on the 3 courts adjacent to South Park Avenue to no use of lights between 21:00 and 8:00. On being put to the vote with 4 members voting in favour (Councillors Lubbock, Carlo, Henderson and Sands) and 6 members voting against (Councillors Herries, Driver, Button, Malik, Woollard and Peek) the motion was lost. The chair then moved the recommendations as set out in the report.

RESOLVED with 8 members voting in favour (Councillors Herries, Driver, Button, Malik, Carlo, Henderson, Peek and Woollard) and 2 members voting against (Councillors Lubbock and Sands) to approve application no. 17/00505/NF3 - Eaton Park, South Park Avenue, Norwich NR4 7AU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;

4. Details of Arboricultural site meeting, Method Statements including site layout for construction works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction. Retention and no changes within areas;
6. Details of landscaping including - hard surfacing materials to paths and access areas, implementation programme, planting schedules and landscape maintenance to be agreed and implemented;
7. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
8. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement

The local planning authority in making its recommendation 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 in the officer report.

7. Application no 17/00506/NF3 - Tennis Courts Lakenham Recreation Ground, City Road, Norwich, NR1 2HG

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

During discussion the senior planner referred to the report and answered members' questions. Members commented on the removal of the mature yew hedge and noted that its replacement would be beneficial to ecology and wildlife and would be safer for users of the park.

RESOLVED, unanimously, to approve application no. 17/00506/NF3 - Tennis Courts, Lakenham Recreation Ground, City Road, Norwich NR1 2HG and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted of travel information plan;
4. Details of Arboricultural site meeting, Method Statements including no-dig solution and tree pruning works to be agreed and implemented;
5. Works in accord with condition 4 outcomes and Arboricultural Implications Assessment, Tree Survey and Tree Protection Plan during construction;
6. Retention tree protection and no changes within areas;
7. Details of landscaping including - perimeter fencing; hard surfacing materials to courts, paths and access areas, implementation programme, tree replacement planting schedules and landscape maintenance to be agreed and implemented;
8. Details of cycle storage/parking; site lighting; operation of any site lighting to be agreed and implemented;
9. No use of lights after 22:00 hours or before 08:00 hours on any day.

Article 35(2) statement

The local planning authority in making its recommendation 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 in the officer report.

8. Application no 17/00035/F - Norfolk Primary Care Trust Elliot House, 130 Ber Street, Norwich, NR1 3FR

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

During discussion the planning team leader referred to the report and answered members' questions about the design of the building and the extent of the permitted development rights.

RESOLVED, unanimously, to approve application no 17/00035/F - Norfolk Primary Care Trust Elliot House 130 Ber Street Norwich NR1 3FR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Samples of materials to be submitted and approved.

Article 35(2) Statement

The local planning authority in making its recommendation 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 in the officer report.

9. Application no 17/00360/F - Land east of play area Rose Valley, Norwich

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

During discussion the senior planner referred to the report and answered members' questions. Members commented on the distance between the windows of habitable rooms of the proposed development and that of neighbouring properties falling short of the BRE recommended separating distance of 21 metres by 1 metre. He explained that the BRE recommendation was guidance and was outweighed by the provision of two new dwellings on a brownfield site. Members were advised that Primrose Road was a quiet street and as the bedrooms were on the upper floors there would not be disturbance to the future residents. The committee also considered that the site was on a private car park that could be closed at any time.

Discussion ensued on the landscaping of the proposed site and the protection of the tree. A member welcomed the use of a sedum roof as it was an area of critical drainage and suggested that the landscaping plan also included the use of hedges to "echo" the use of hedges as boundary treatment in the area.

RESOLVED, with 8 members voting in favour (Councillors Herries, Driver, Button, Malik, Lubbock, Carlo, Henderson and Peek) and 2 members voting against (Councillors Sands and Woollard) to approve application no. 17/00360/F - Land east of play area Rose Valley Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials to be used in the construction of the development;
4. Landscape scheme to include soft landscape details, permeable hard surfacing , green roof, servicing and cycle parking details;
5. Detailed arboricultural method statement in accordance with the recommendations set out in the approved Arboricultural Implications Assessment;
6. Contamination – Risk Assessment;
7. Contamination – Any unknown contamination to be dealt with accordingly;
8. Imported material to be certified or adequate for use;
9. Development to be carried out in accordance with the recommendations set out under section 9 of the Flood Risk Assessment and Drainage Strategy;
10. Water efficiency;
11. Removal of permitted development rights for enlargements and extensions.

Article 35(2) Statement

The local planning authority in making its recommendation 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 in the officer report.

10. Councillor Herries - Chair

RESOLVED to thank Councillor Herries for her contribution as chair of the committee for the civic year 2016-17 as she is stepping down from the committee.

CHAIR