



PLANNING APPLICATIONS COMMITTEE

10.00 a.m. – 3.00 p.m.

21 August 2008

Present: Councillors Bradford (Chair), Llewellyn (Vice-Chair), Bearman, Collishaw, Lay, Little (S), Lubbock and Stephenson

Apologies: Councillors Banham, Driver and George

1. PUBLIC QUESTIONS

Norwich International Airport – Night Flights

Councillor Bearman asked the following question:-

‘It has been brought to my attention by several residents and a local parish councillor that there was an advertisement in the Eastern Evening News of 18 August 2008 stating that Norwich International Airport is offering a night flight to see the Northern Lights. One of the residents telephoned the number for bookings and was advised that take off from Norwich Airport was to be at 21.00 hour with a flight duration of three hours returning at midnight. As landings and take-offs after 23.00 are not permitted and this appears to be a scheduled night flight, has special permission been given for this flight? If so, for what reason, or if not, can you give an assurance that this flight will not be permitted?’

The Planning Development Manager said that he understood that no special permission for a night flight had been granted but would investigate further and send a response to Councillor Bearman and members of the Committee as soon as possible.

2. DECLARATIONS OF INTEREST

Councillor Little referred to Application No 08/00319/O – Hall Road Retail Park (item 6 below) and Bally Shoes Site and said that he would not be participating in the decision making as he had participated in the pre-application consultation.

Councillor Lubbock declared a personal and prejudicial interest in Application No 08/00319/O – Hall Road Retail Park (item 6 below), because of a member of her family had business connections with the applicant. Councillor Lubbock also said

that as Ward Councillor she had been involved in the pre-application consultation on Application No 07/01018/F – Civil Service Sports Ground, Wentworth Green (item 5 below), and would not be participating in the decision making but would be speaking on behalf of the residents.

Councillor Stephenson referred to applications for The Great Hospital, Bishopgate (item 4) and said that as she would be speaking on behalf of residents she would leave the room during Committee's debate.

3. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 31 July 2008.

4. APPLICATION NOS 06/01005/F, 06/01006/L, 07/00453/L, 08/00341/C, THE GREAT HOSPITAL, BISHOPGATE

(Councillor Stephenson stood down from the Committee for this item and took no part in the decision making.)

The Senior Planner (Development) introduced the proposals with the aid of slides and plans. Members then viewed a model of the proposals and asked questions.

The Chair moved and Councillor Bearman seconded that given the complexities of the site that it would be appropriate for members to conduct a site visit before determining the applications.

RESOLVED, with 5 members voting in favour (Councillors Bradford, Llewellyn, Little, Bearman and Collishaw) and 2 members voting against (Councillors Lay and Lubbock), to defer a decision on Applications Nos 06/01005/F, 06/01006/L, 07/00453/L, 08/00341/C, The Great Hospital, Bishopgate pending a site visit at 9.00 a.m. on Thursday, 11 September 2008 at the start of the next meeting.

5. APPLICATION NO 07/01018/F – CIVIL SERVICE SPORTS GROUND, WENTWORTH GREEN

(Councillor Lubbock stood down from the Committee for this item to speak on behalf of residents and left the room during the debate.)

The Senior Planner (Development) presented the report with the aid of plans, diagrams and slides. The majority of representations that had been received were concerned with traffic and highways issues. The Senior Planner, the Planning Development Manager and the Principal Planner (Transport) answered members questions. Members were also advised that the tree belts surrounding the development would be retained and adopted by the Council, with the applicant also being required to pay a contribution towards the maintenance of the tree belts, in accordance with Local Plan policy HOU6, in addition to the existing list of planning obligations (as listed in the report).

Councillor Lubbock, in her capacity as Ward Councillor for Eaton Ward, addressed the Committee. The planning process for the Development Brief had been a good one which had brought the developer into contact with the local community. The public amenity area was welcomed. This Committee should request the Norwich

Highways Agency Committee to consider reducing the 40 mph speed limit on Newmarket Road to 30 mph to alleviate the fear of accidents and collisions. Residents were also calling for the buildings on the site to be demolished as soon as possible to deter anti-social behaviour.

The Principal Planner (Transport) agreed that a request could be made to the Norwich Highway Agency Committee to consider reducing the speed limit to 30 mph. He pointed out that the report should be amended to record that, in the last 3 years, there had been 3 accidents (rather than the one stated in the report) outside peak hours which suggested that these were the consequence of driving too fast and close to the vehicle in front. The realignment of the junction and other highways improvements at Newmarket Road and Sunningdale would improve the operation of the junction even after the completion of the development and was a reasonable request to the developer.

The agent then addressed the Committee and explained that the development brief had been the outcome of a Planning for Real scheme with local residents and the Eaton Village Residents' Association. The demolition of the existing buildings on the site was dependent on planning permission being granted and Section 106 contributions being signed and secured.

Discussion ensued in which members welcomed the design and considered the highways issues, particularly in relation to the junction and cycle access. Members were advised that the play areas for children up to the age of 12 years would be combined into one facility and located in a central area because it was safer, more convenient for supervision, and would minimise disturbance to the amenity of new residents. This would be secured by planning condition.

RESOLVED with 6 members voting in favour (Councillors Bradford, Llewellyn, Bearman, Collishaw, Lay, Little), 0 members voting against, and 1 member abstaining (Councillor Stephenson) to approve Application No 07/01018/F - Civil Service Sports Ground, Wentworth Green and grant planning permission subject to:-

- (1) the applicant entering into a S106 agreement to secure the items listed in the report relating to affordable housing, child play space, open space transport contribution, on street parking controls, libraries contribution, sustainable drainage solutions and maintenance contributions;
- (2) the following conditions:-
 1. Standard 3 year time limit;
 2. Constructed in accordance with the energy efficiency statement;
 3. Submission and prior approval of the following details:
 - a. Samples of all external materials;
 - b. Windows, doors, renders, décor panels;
 - c. Rainwater harvesting;
 4. Hard and soft landscaping details;
 5. Boundary treatment;
 6. Retention of areas of open space in perpetuity;
 7. Tree protection;
 8. Landscaping, planting and site treatment scheme;
 9. Maintenance of landscaping;

10. Obscure glazing where appropriate;
11. Any new planting which dies within five years to be replaced;
12. Drainage systems to be verified, including surface water disposal and maintenance schemes;
13. Pollution prevention;
14. The areas indicated as cycle stores on the plans to be retained as such and not to be used for any other purpose;
15. Garages to be restricted for storage of vehicles;
16. Archaeological conditions;
17. Provision of fire hydrants.

- (3) the Committee making a formal request to the Norwich Highways Agency Committee to consider a reduction of the speed limit in Newmarket Road from 40 mph to 30 mph.

(Reason for approval:- The proposal would result in an appropriate and satisfactory form of residential development within the character of the area, that would provide a high level of design, a good level of accessibility and a satisfactory level of amenity for residents. The proposal accords with the development plan for the area and with Central Government Guidance. As such, the proposal would comply with Policies NE9, HBE12, HBE19, EP16, EP17, EP18, EP19, EP22, HOU4, HOU5, HOU6, HOU11, SR1, SR2, SR3, SR4, SR5, SR7, SR12, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11 and TRA14 of the City of Norwich Replacement Local Plan Adopted Version, November 2004 and policies ENG1 and ENV7 of the East of England Plan, May 2008.)

6. APPLICATION NO 08/00319/O - HALL ROAD RETAIL PARK AND BALLY SHOES SITE, HALL ROAD

(Councillor Little stood down from the Committee for this item and took no part in the decision making. Councillor Lubbock, having declared a prejudicial interest, was not present for this item.)

The Senior Planner (Development) presented the report with the aid of slides and plans and explained that the application was an outline planning permission for a new District Centre. Two further letters of representation had been received. Morrison's Supermarkets objected to the proposals because it was not in accordance with the development plan and that material planning considerations must overrule policy SHO13; concern that there was insufficient retail capacity to support both this proposal and Anglia Square; the catchment area was already well served with 3 stores within 5 minutes drive and 1 store (Morrison's) just outside 5 minutes drive; the retail study did not identify a qualitative deficiency and that the proposal was out of scale for the role of a district centre. In response, the Senior Planner referred to the report and said that there was sufficient capacity for both schemes; it was not considered to prejudice the development plan of the Anglia Square proposals and the material consideration for the reasons given in the report were considered to outweigh the floor space restriction of policy SHO13. A further letter had also been received on behalf of Aldiss, advising of support for the District Centre elements, however objecting to the retail park elements as follows: the products sold at the retail park were bulky goods and the length of stay of customers was often between 1-2½ hours where the turnaround time for a bingo hall would be 4-5 hours which would mean different parking requirements to normal retail need; reducing the car park to allow further development would have a significant impact

on the need for parking; concern that at busy times the entire car park would be full with customers backing out onto Hall Road; insufficient service facilities for Block A and the scheme did not include waste storage or recycling areas and development should meet current and future needs for servicing and recycling. In response the Senior Planner said that the parking provided was in line with policy requirements and, as detailed in the report, was considered to be satisfactory for the bulky goods uses proposed. The waste and servicing management plans were recommended as conditions and the exact details of these arrangements could be agreed at reserved matters stage. The Senior Planner and the Head of Planning and Regeneration answered members' questions. Members were advised that the lower percentage of affordable housing would not set a precedent for other developments, as this was a trade off for the community arts centre which was at the heart of this development and would not be viable if the policy relating to affordable housing was imposed.

The applicant then addressed the Committee. The scheme would enhance and regenerate the area and there had been much public consultation and overwhelming support for the scheme. The applicants ran a similar operation to the proposed art centre at the moment and considered that it would not necessarily be profitable. There was an off-site agreement for affordable housing. The scheme should come to fruition in 2011/2012.

RESOLVED to approve Application No 08/00319/O - Hall Road Retail Park And Bally Shoes Site, Hall Road and grant planning permission subject to:-

(1) the signing of a S106 to include the following:-

1. Affordable housing at 25% and 80:20 social rented/shared ownership split;
2. Open space and play space contributions in line with policy requirements;
3. Transportation contributions as detailed in the planning obligations section above;
4. Education and library contributions as per County Council requirements;

(2) appropriate conditions:-

1. Standard outline time limit;
2. Reserved matters shall relate to the Appearance, Landscaping, Layout, Scale of the proposed development;
3. Details of approved plans;
4. Block A, A1 uses restricted to sale of bulky comparison goods only;
5. Maximum size of any A1 unit within Block A to be 2,900 sq m gross;
6. Limit the size of any single A1 comparison retail goods units in blocks D and F to a maximum of 500 sq m net;
7. No more than 500 sq m net of comparison floorspace in Block E;
8. No more than 2,787 sq m net of convenience floorspace in Block E;
9. Minimum of 800 sq m of floorspace in block F to be set aside for arts centre only and for no other use unless otherwise agreed with the LPA;
10. Details for the long term management, maintenance and ongoing operation of the arts centre to be submitted;

11. The combined frontage of blocks E, F and D shall have a minimum of 60% A1 retail frontage;
12. Personal consent for the operator of Block G which links the fitness centre to the retail element;
13. The D2 Leisure use within Block G shall be used as a fitness centre and for no other use without the prior express consent of the Local Planning Authority;
14. Block H to have a minimum of one A2 or A3 or A4 unit;
15. Opening hours of any A3/A4 use in block H restricted to the hours of 10:00am and 12:00 midnight;
16. The D2 leisure use permitted within Block A shall not be used for any of the following D2 uses without the prior express consent of the Local Planning Authority:
 - a. Adventure games place within building;
 - b. Aeroplane display place;
 - c. Air pistol/rifle shooting place within building;
 - d. Bowling alley including ten-pin bowling;
 - e. Cabaret club for dancing;
 - f. Casino including gambling place or club (for the avoidance of doubt, not including a Bingo Hall);
 - g. Cinema, including multiplex and mulitscreen;
 - h. Club offering live entertainment;
 - i. Combat sports place;
 - j. Competing places for animals;
 - k. Concert arena or hall including music hall or orchestral hall;
 - l. Convention centre;
 - m. Discotheque;
 - n. Display arena of Stadium;
 - o. Dog show area;
 - p. Sex club premises;
 - q. War games place within building including gas gun or laser war games;

(for the avoidance of doubt the above uses and descriptions have been taken from the Land Use Gazetteer 3rd edition).
17. Submission of a development phasing plan to be agreed;
18. Phasing conditions to be agreed by officers;
19. Submission of a landscaping details, including all hard and soft treatments, also including lighting plans and the provision of offsite landscaping on highway land;
20. Landscaping to be maintained and any new trees/shrubs lost to be replaced;
21. Submission of an Arboricultural method statement;
22. Scheme for the provision and implementation of surface water drainage to be submitted;
23. Scheme for the provision and implementation of foul water drainage to be submitted;
24. Scheme for the provision and implementation of pollution control to be submitted;
25. All surface water from the car park to be passed through a petrol/oil interceptor;
26. Scheme to manage contamination to be submitted;

27. Scheme for water, energy and resource efficiency measures to be submitted;
28. Details for the provision of 10% of the sites energy from decentralised and renewable or low carbon sources;
29. Scheme for provision of sufficient capacity in the public sewerage system to meet the needs of the development to be submitted;
30. Details of measures to mitigate against noise to residential dwellings in Block C from the car park ramp;
31. Details of measures to mitigate against noise to residential dwellings in Block C from the adjacent industrial estate;
32. Details of air quality and measures to mitigate against any air quality impacts of the adjacent industrial units on the Block C residential dwellings;
33. Details and specifications for all plant and machinery to be submitted;
34. Noise mitigation measures for fitness centre;
35. Submission of a Waste management plan;
36. Submission of a servicing management plan, including details of proposed delivery times;
37. Submission of full details of cycle storage;
38. Submission of a fire strategy including details for the provision of fire hydrants;
39. Vehicular access to be constructed to Norfolk County Council Specification;
40. Gradient of vehicular accesses to Bessemer Road and Sandy Lane to not exceed a gradient of 1:12;
41. No gates shall be erected across the access unless otherwise agreed with the Local Planning Authority;
42. Servicing, turning areas to be provided prior to first occupation;
43. Scheme for drainage measures to prevent surface water run-off onto the highway;
44. Detailed scheme for off-site highway improvements as indicated on the approved drawings;
45. Off site highway improvement works referred to in condition 33 shall be completed prior to first occupation;
46. Interim travel plans to be submitted;
47. Interim travel plans as detailed in condition 35 to be implemented prior to first occupation. Full travel plans to be submitted within the first year of operation and implemented;
48. Construction traffic management plan to be submitted;
49. Construction traffic is to comply with the details of the construction traffic management plan agreed.

Note:- The above conditions are paraphrased for the purposes of this report, it may be necessary to merge or split some of the above conditions although the principle content will remain the same.

(Reasons for approval:- The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies of the adopted East of England Plan Regional Spatial Strategy, saved policies of the adopted Norfolk Structure Plan and saved policies of the adopted City of Norwich Replacement Local Plan, relevant Planning Policy Guidance, Planning Policy Statements, Supplementary Planning Guidance and Supplementary Planning

Documents. Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are inline with the provisions of the Development Plan establishing a new district centre within the existing network, offering better access to services, facilities and employment.)

(Councillor Lubbock was readmitted to the meeting.)

7. APPLICATION NOS 08/00671/F AND 08/00670/L – 59 BETHEL STREET

The Senior Planner (Development) presented the report with the aid of slides and plans and said that the proposal was to develop a brownfield site. Members were advised that that in order to ensure that the application was determined within its time period of 19 September 2008, it was recommended that the Committee approved the application subject to confirmation of the Section 106 Agreement and to delegate authority to officers to include a Grampian condition to secure contributions for transportation and child play space. Members were advised that the application that was before them was for a better use of the site and an improved façade. Members could make comments to the relevant Service areas in the Council on expenditure of Section 106 funding.

RESOLVED to approve Application 08/00671/F- 59 Bethel Street and grant planning permission, subject to:-

- (1) confirmation of a Section 106 Agreement relating to include a transportation contribution and child play space contribution; and where the Section 106 Agreement has not been signed by the expiry date authorise a Grampian condition to secure transport the play space provision;
- (2) the appropriate conditions relating to:-
 1. Standard time limit;
 2. Submission of samples of bricks, tiles, timber cladding;
 3. Details of doors, windows (including sills and plinths), rainwater goods, balconies, railings, eaves, brick bond, mortar mix;
 4. Details for the provision of 10% of the sites energy from decentralised and renewable or low-carbon sources;
 5. Landscaping conditions;
 6. Maintenance of landscaping;
 7. Details of the layout of the cycle stores;
 8. Provision of car parking, cycle and refuse storage prior to first occupation;
 9. Archaeological conditions.

(Reasons for approval:- The recommendation has been made with regard to policies ENV7, ENG1 and WM6 of the adopted East of England Plan, saved policies NE9, HBE3, HBE8, HBE9, HBE12, EP18, EP22, HOU6, HOU13, SR7, TRA5, TRA6, TRA7, TRA8, TRA9 and TRA11 of the adopted City of Norwich Replacement Local Plan, PPS1, PPS3, PPG15, The Open Space and Play Provision SPD, The Transport Contributions from Development SPD, The Energy Efficiency and Renewable Energy SPD and all other relevant material considerations.

The development is compatible with the existing character of the area and will enhance the visual amenity of this part of the City Centre Conservation Area. The proposal will also promote the repair, reuse and overall enhancement of this Grade II listed building.)

RESOLVED to approve Application Non 08/00670/L - 59 Bethel Street and grant listed building permission, subject to the following conditions:-

1. Standard time limit;
2. Submission of the following details:
 - a) internal and external doors, frames, linings and architraves;
 - b) replacement/alteration to windows;
 - c) stairs, handrails and balustrades;
 - d) any works internal required to joinery, including floor surfaces and partitions to facilitate conversion and satisfy building regulations;
 - e) routes of all utility supplies and wastes and the location of all boilers, radiators or alternative heating;
 - f) works to basement;
 - g) railings to the rear
 - h) Schedule of repairs to the front elevation of the building;
 - i) Any consequential damage to be repaired;
 - j) Archaeological conditions.

(Reason for approval:- The decision to grant Listed Building Consent has been taken having regard to saved policy HBE9 of the adopted City of Norwich Replacement Local Plan and all other material considerations. The proposed works will ensure the restoration and refurbishment of the Listed Building and enhance the appearance and townscape character of this part of the City Centre Conservation Area.)

8. APPLICATION NO 08/00538/RM – BARRACK STREET

The Senior Planner (Development) presented the report with the aid of slides and plans and said that the Quality Panel had commented at the pre-application stage and its comments had been incorporated into the scheme. The application was subject to agreement over the landscaping and plans had been received which appeared to be generally acceptable.

The agent explained that this application addressed reserved matters and that flood risk had been determined at the outline stage. The proposal for a retail unit in the scheme was intended to provide a 'corner shop' for the development. Parking would be underground. This scheme would regenerate this part of the City and would be under the Jarrold family and Trust would ensure that it was there for generations. The architect had consulted planning officers and the Quality Panel and was up to the highest BREEM energy efficiency standards.

RESOLVED to approve Application No 08/00538/RM – Barrack Street and grant planning permission subject to landscaping conditions.

(Reasons for approval: The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies ENG1 and ENV7 of the adopted East of England Plan Regional Spatial Strategy, saved policies CC8, EMP16, NE9, HBE12, HBE13, EP17, EP18 and TRA5

of the adopted City of Norwich Replacement Local Plan, relevant Planning Policy Guidance, Planning Policy Statements and Supplementary Planning Documents.

Having considered all of the above and other material planning considerations it is considered that the proposals are in line with Development Plan Policy. The proposals are consistent with the outline proposals and would provide employment within a City Centre location as part of the overall mixed use scheme which is considered to enhance this brownfield site.)

(The Committee adjourned at 12.30 p.m. and reconvened at 1.30 p.m.)

9. APPLICATION NOS 08/00667/F AND 08/00666/C – 1 HARVEY LANE

(Councillor Hooke, Ward Councillor for Thorpe Hamlet Ward, had indicated that he wished to attend for this item, and sent apologies because he was on other Council business.)

(Councillors Bradford and Collishaw left the meeting during this item.
Councillor Llewellyn in the Chair.)

The Planner (Development) presented the reports with the aid of slides and plans and explained that there were two applications relating to this site. The Planner, the Planning Team Leader (Development – Outer) and the Principal Planner (Transport) answered members' questions. Members were advised that it was safer to access Harvey Lane from Oak Lodge which was an existing access point rather than directly on to the main road. The number of vehicle movements generated by this development was considered to be relatively small and in terms of traffic on Harvey Lane insignificant.

Three local residents attended the meeting and addressed the Committee outlining their objections to the proposals which included concern about access to the site and concerns about highways safety on Harvey Lane; that the development would overlook existing properties; and, that the existing bungalow should be retained. Councillor Ramsay, on behalf of Councillor Offord, Ward Councillor for Thorpe Hamlet Ward, also addressed the Committee with concerns about the junction at Harvey Lane and Thorpe Road and the principle of replacing a bungalow with four flats given the level of development already in this area.

The agent then addressed the Committee and said that the bungalow was out of character with surrounding buildings. The proposed development would be of modern construction, to high energy efficiency standards and would retain the landscaping and vegetation on site.

During discussion members considered the transport implications and the issues of access. Members were advised that the access from Oak Lodge was not ideal but the proposed arrangement was the best solution in the circumstances.

RESOLVED, with 3 members voting in favour (Councillors Lubbock, Stephenson and Little), 0 members voting against and 3 members abstaining (Councillors Lay, Llewellyn and Bearman) and approve Application No 08/00667/F– 1 Harvey Lane and grant planning permission subject to the following conditions:-

1. Standard time limit for commencing - 3 years.

2. Details of materials to be submitted.
3. Landscaping details to be submitted.
4. Maintenance of landscaping.
5. Parking area to be laid out prior to habitation.
6. Provision of refuse storage and cycle storage areas.
7. Wall to be completed to match.
8. Development to comply with AIA, TPP and AMS.
9. Tree protection in place prior to any works taking place.
10. Site meeting (developer/Tree Protection Officer) prior to demolition.

(Reason for approval: The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies HOU13, HBE8, HBE12, EP22, NE3, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan Adopted Version November 2008 and all material considerations. The development will have minimal impact on the visual or residential amenities of the locality, and it will preserve the character of the Thorpe Ridge Conservation Area as a whole.)

RESOLVED, with 5 members voting in favour (Councillors Lay, Llewellyn, Lubbock, Stephenson. and Little), 0 members voting against and 1 member abstaining (Councillor Bearman) to approve Application No 08/00666/C – 1 Harvey Lane and approve planning permission subject to the following conditions:-

1. The works must be commenced within three years of the date of this permission.
2. Tree protection barriers to be in place before demolition.
3. Site meeting (developer/Tree Protection Officer) prior to any works.

(Reason for approval: The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and HBE8 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. As the demolition of the dwelling is in conjunction with an acceptable redevelopment scheme will not have an adverse effect on the character of the Conservation Area.)

10. APPLICATION NO 08/00555/F – 7 RISEWAY CLOSE

The Planner (Development) presented the report, with the aid of slides and plans, and said that 1 objection had been received from the neighbour.

RESOLVED to approve Application No 08/00555/F – 7 Riseway Close subject to the following conditions:-

1. The development must be begun within 3 years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall match those on the existing building.

(Reason for approval: The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies EP22 and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will not be detrimental to the residential or visual amenities of the vicinity, nor to the character of the area as a whole.)

11. APPLICATION NO 07/01386/F – THE VALLEY, HEATHSIDE ROAD

The Team Leader (Development – Outer) presented the report with the aid of slides and plans and answered members' questions. Members were advised that the proposal would bring an underused garden area into use. The site was part of the Thorpe Hamlet wooded ridge and there was a full Arboricultural method statement for this application. The proposals would enhance the wooded ridge.

RESOLVED to approve Application No 07/01386/F – The Valley, Heathside Road and grant planning permission subject to the following conditions:-

1. Commencement of development within three years
2. Details of Facing and Roofing Materials
3. Details of road and turning area surface; cycle storage; bin stores; and external lighting
4. Details of Boundary treatment, walls and fences
5. Details of Arboricultural method statement
6. All tree protection measures in accord with the approved AMS should be in place before any other work begins on site
7. Requirement for pre-development site meeting between the Council's Tree Protection Officer, the developers chosen arboricultural consultant, and the site agent
8. Details of agreed, auditable system of arboricultural site monitoring and reporting
9. Details of Landscaping, planting and site treatment works
10. Landscape maintenance
11. Removal of PD rights extensions and alterations

(Reasons for approval:-The development would contribute to the provision of housing and would make good use of this under-used site. The proposed development would be well integrated with the surrounding area in form and design and would be sympathetic to the character and appearance of this part of the conservation area. The decision has been taken having regard to policies HOU13, HBE8, HBE12, EP22, NE3, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and ENV7 of the East of England Plan (May 2008) and to all material planning considerations.)

12. APPLICATION NO 08/00590/F – 474 EARLHAM ROAD

The Team Leader (Development – Outer) presented the report with the aid of slides and plans and answered members' questions. The footprint of the two residential units would be the same as the existing dwelling. Members noted that the existing building would be demolished.

RESOLVED to approve Application No 08/00590/F – 474 Earlham Road and grant planning permission subject to the following conditions:-

1. Commencement of development within three years
2. Details of Facing and Roofing Materials
3. Details of external lighting
4. Details of access. car parking, cycle storage, bin stores
5. Details of Boundary treatment, walls and fences
6. Details of Landscaping, planting and site treatment works
7. Landscape maintenance

8. Removal PD rights for extensions/alterations
9. Existing garage to be removed prior to first occupation

(Reasons for approval:- The development would contribute to the provision of housing and would make good use of this under-used site. The proposed development would be well integrated with the surrounding area in form and design and would be sympathetic to the character and appearance the area. The decision has been taken having regard to policies HOU13, HBE12, EP22, NE9, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and ENV7 of the East of England Plan and to all material planning considerations.)

13. APPLICATION NO 08/00424/NF3 - EATON PARK, SOUTH PARK AVENUE

The Senior Planner (Development) presented the report with the aid of slides and plans.

During discussion Councillor Lubbock said that residents were concerned about light disturbance and suggested that a 10.00 p.m. cut off would seem reasonable. Further tree planting would act as a buffer for residents of South Park Avenue. Members were advised that the grassed areas (bundings) should provide a sufficient buffer and additional landscaping could be looked at in the future if required. Members considered that lighting between 3.00 p.m. and 10.00 p.m. should be a condition of planning permission. It was suggested that there should be no lighting between 10.00 p.m. to 9.00 a.m. Although beyond the remit of this Committee members considered that sustainable energy efficient lighting operating by a sensor should be used. Members also considered that the any further screening should be in character with the rest of the Park and that the local community and users of the community centre should be consulted when detailed matters were submitted for approval.

RESOLVED to approve Application No 08/00424/NR3 - Eaton Park, South Park Avenue subject to the following conditions:

1. Commencement within 3 years;
2. Submission of detailed scheme for finalised designs of site facilities and materials to be used prior to commencement of development;
3. Restricted height of facility above grade;
4. Boundary treatment;
5. Surface water disposal;
6. Surface water drainage;
7. Cycle parking details;
8. Tree survey information;
9. Tree protection measures;
10. Landscaping planting and site treatment scheme;
11. Maintenance of landscaping;
12. Details of external lighting;
13. No external lighting to operate between the hours of 10.00 p.m. to 9.00 a.m.
14. Details of car parking and events management.

(Reasons for approval: The proposal would result in an appropriate and satisfactory form of development that would further enhance recreational and outdoor sporting facilities within the historic park. The siting of the facility would create an acceptable

relationship to its surroundings and the scheme would preserve and enhance the character and appearance of the overall park setting. As such, the proposal would comply with Policies NE1, HBE12, EP22, TVA1 and SR8 of the City of Norwich Replacement Local Plan Adopted Version, November 2004.)

14. APPLICATION NO 08/00534/F – 443 DEREHAM ROAD

The Senior Planner (Development) presented the report, with the aid of slides and plans, and read out a letter from an objector who was unable to attend the meeting. (Copies of the letter were circulated to members of the Committee).

During discussion members noted that there were no windows overlooking the adjacent house and that the windows in the extension would face the front and back of the property.

RESOLVED to approve Application No 08/00534/F – 443 Dereham Road subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall be submitted to and approved by the Council prior to development.
3. There shall be no windows or other openings added to the western elevation.
4. The garage shall be retained for the parking of vehicles only.

(Reason for approval:- The decision is made with regard to policy ENV7 of the East of England Plan (May 2008) and policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will not be detrimental to the residential or visual amenities of the vicinity, nor to the character of the area as a whole.)

15. APPLICATION NO 08/00703/F – 15 HEIGHAM GROVE

RESOLVED, having considered the report of the Head of Planning and Regeneration, to approve Application No 08/00703/F – 15 Heigham Grove subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. The facing and roofing materials to be used on the extension shall match those on the existing building.
3. Any glazing in the windows in the north elevation shall be obscure glazed with fixed panes and shall remain so in perpetuity.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent amendment or re-enactment thereof, no part of the extension hereby permitted shall have additional windows inserted without the express grant of permission by the Council as Local Planning Authority.

(Reasons for approval:- The decision to grant planning permission has been taken having regard to policy EP22 and HBE8 of the City of Norwich Replacement Local Plan 2004 and all material planning considerations. The proposal would protect the

appearance and character of this part of the Heigham Grove Conservation Area, and, subject to conditions, will not impact on the residential amenity of the area.)

**16. TREE PRESERVATION ORDER 2008 – THE CITY OF NORWICH COUNCIL
NUMBER 423, ADDRESS: LAND KNOWN AS THE DEAL GROUND,
TROWSE**

The Planning Development Manager introduced the report, with the aid of slides and plans, and circulated copies of aerial photographs of the site. The Tree Protection Officer explained that following consultations with the land owner, County Council's Ecology Officer and himself, the modified area would protect the County Wildlife site and would exclude the employment area designated for development. The development process would be likely to achieve further landscaping gains.

RESOLVED to confirm Tree Preservation Order 2008, City of Norwich Council No 423, Address: Land known as the Deal Ground, Trowse, with modifications.

CHAIR