



Planning applications committee

9:30 to 11:35

9 June 2022

Present: Councillors Sands (M) (vice chair, following appointment, in the chair), Bogelein, Davis, Grahame, Lubbock, Peek, Sands (S), Stutely, Thomas (Va), Thomas (Vi) and Young

Apologies: Councillors Driver (chair) and Champion

1. Appointment of vice chair

RESOLVED to appoint Councillor Sands (M) as vice chair for the ensuing civic year.

(Councillor Sands (M), vice chair, in the chair.)

2. Declarations of interests

There were no declarations of interest.

3. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 12 May 2022.

4. Application nos 22/00402/F and 22/00404/L – 30 Bethel Street, Norwich, NR2 1NR

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

During discussion, the planning team leader and area development manager answered members' questions and referred to the report. Members were advised that environmental protection officers had been consulted regarding the use of materials and noise mitigation. The proposed air conditioning unit would be for a science preparation room where equipment generated heat. The nearest residential property was 23 metres away and there should be adversely impacted by the proposed unit. Members were also advised that design and conservation officers were satisfied with the proposed works to the exterior and interior of the building. The use of stud walls did not cause significant harm in this case.

The chair moved and Councillor Thomas (Va) seconded the recommendations as set out in the report.

RESOLVED, unanimously, to approve:

- (1) application no 22/00402/F at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. Anti-vibration mountings.

- (2) application no 22/00404/L at 30 Bethel Street, Norwich NR2 1NR and grant planning permission subject to the following conditions:
 1. Standard time limit;
 2. In accordance with plans;
 3. External finished restrictions;
 4. Listed Building – making good.

Informatives:

IN4 – Listed building consent;
IN23 – Retain original fabric of the building;
IN8A – Asbestos.

5. Application no 22/00134/F 27 Beatrice Road, Norwich NR1 4BB

(Following the publication of the agenda, additional plans for this application had been published on the council's website with the agenda papers and circulated to members in advance of the meeting.)

The planning team leader presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports (which was circulated at the meeting and available on the council's website) that summarised letters of support and 8 further letters of objection to the revised plans.

The immediate neighbour and another resident addressed the committee to highlight their objections to the proposal. Their concerns included that the proposals were contrary to national and local planning policies; that the height and proximity of the extension was detrimental to the neighbour's residential amenity, particularly the rear rooms and the outdoor space and outlook; that it was out of character with the "integrity" of Beatrice Road; concern that existing extensions to houses at the rear were "messy"; concern about the impact of water runoff; that the only flat part of the gardens were the patio or yard and this would be significantly reduced for no 27 impacting on the applicant's amenity, and asking the committee to undertake a site visit because of the steep incline of the back gardens that was not visible from the front.

A representative of the applicant referred to the report and thanked the officers for their assistance. There would be no issue with agreeing the use of materials and the scheme had been revised to reduce the use of glazing and its impact on neighbour amenity. The ward councillor had called in the application because two members of the public wanted to attend and speak at the committee. This was a modest extension for family use.

The planning team leader and the area development manager, referred to the report and answered members' questions. This included clarification of the extent that the property could be extended under permitted development rights. Members were advised that the ground floor extension would be single storey with a flat roof to minimise the impact on neighbourhood amenity. Beatrice Road was not in a critical drainage area. The concerns about surface water runoff from the Victorian gully would be subject to building control.

Discussion ensued on surface water drainage, during which the officers suggested although the application site was not within a critical water drainage site, as mitigation to members' concerns, a condition could be added to require a water butt. It would be unreasonable to require the applicant to install a green roof and that members needed to consider the planning application before them.

The chair moved and Councillor Thomas (Va) seconded the recommendations as set out in the report.

Councillor Grahame, Thorpe Hamlet ward councillor, said that in recent years there had been flash floods in Beatrice Road.

During discussion members considered the extent that the application could be covered by permitted development rights, but without the opportunity to attach conditions. A member pointed out that the applicant had scaled back the proposals following discussions with the planner and that the conditions should not be onerous. The report did not address rainfall. Another member considered that there was sufficient drainage and that there was no need for additional mitigation. Members were advised that a water butt would be easy to install.

Councillor Grahame moved and Councillor Bogelein seconded that a further condition should be attached to the planning permission relating to the provision of water butt(s) to deal with surface water drainage to be agreed. On being put to the vote with 9 members voting in favour (Councillors Sands (M), Bogelein, Davis, Studley, Sands (S), Grahame, Young, Thomas (Vi) and Thomas (Va)), 1 member voting against (Councillor Peek) and 1 member abstaining (Councillor Lubbock) the additional condition was approved.

The chair then put the recommendations as amended to the vote.

RESOLVED, with 9 members voting in favour (Councillors Sands (M), Bogelein, Davis, Lubbock, Peek, Studley, Sands (S), Thomas (Vi) and Thomas (Va)) and 2 members abstaining (Councillors Grahame and Young) to approve application no 22/00134/F, 27 Beatrice Road, Norwich NR1 4BB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials.
4. Water butt(s) or other surface water drainage measures to be agreed.

CHAIR