NORWICH City Council

Minutes

Planning applications committee

09:30 to 11:30 **15 June 2017**

Present: Councillors Driver (chair), Maxwell (vice chair) (following election), Bogelein (substitute for Councillor Carlo), Bradford, Henderson, Jackson, Malik, Peek, Sands (M), Woollard and Wright

Apologies: Councillors Button and Carlo

1. Appointment of Vice Chair

RESOLVED to appoint Councillor Maxwell as vice chair for the ensuing civic year.

2. Declarations of interest

Councillor Malik said that he had a predetermined view in item 8 (below) Application no 17/00533/F - 101 Highland Road, Norwich, NR2 3NW as he would be speaking on behalf of the immediate neighbour. He would therefore leave the room after speaking and take no part in the determination of the application.

3. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 11 May 2017.

4. Application no 17/00570/F - 1 Grasmere Close, Norwich, NR5 8LR

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 an additional informative for the applicant advising of the need for separate highways consent.

During discussion the planner (development) and the planning team leader (inner area) referred to the report and answered members' questions about the concerns raised in objection to the application. Members were advised that the new dwelling would have to be occupied before a controlled parking zone was introduced for it to be eligible for parking permits and that the application should be considered on its individual merits.

Councillor Sands stated that he could not support this application because he considered the extension "dominate the landscape", inconsistent with policy and there were highways concerns.

RESOLVED, with 10 members voting in favour (Councillors Driver, Maxwell, Malik, Bogelein, Henderson, Jackson, Wright, Peek, Woollard and Bradford) and 1 member voting against (Councillor Sands) to approve application no. 17/00570/F - 1

Grasmere Close, Norwich, NR5 8LR and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Water - 110 litres/person/day;
4. Bat boxes required.

Informatives:

1. Property will not be entitled to on-street parking permits if it is registered for council tax after a controlled parking zone is introduced.
2. Considerate construction.
3. Street naming and numbering.
4. Works to the highway need separate highways consent.

5. Application no 17/00640/F - Flat F and Flat G, 9 Unthank Road, Norwich, NR2 2PA

The planner (development) presented the report with the aid of plans and slides. During the presentation she referred to the issues raised in opposition to the proposal and the officer response.

During discussion the planner (development) referred to the report and answered members' questions. Members were advised that the conservation area would not be adversely impacted by the proposal. The conversion of the building to flats did not change its appearance and the changes to landscaping were minor in the context of the wider conservation area. The committee was also assured that fire safety would be addressed under building regulations. A 45 metre hose could reach the building from Unthank Road. The planner also advised members that some of the issues raised in the consultation were not material planning considerations. The use of the property could be any within the category C3 residential use.

A member commented that he considered the conversion of the building to flats for residential use to be appropriate and that its location was unsuitable for commercial use.

RESOLVED with 9 members voting in favour (Councillors Driver, Maxwell, Bogelein, Henderson, Jackson, Wright, Peek, Woollard and Bradford) and 2 members abstaining (Councillors Malik and Sands) to approve application no. 17/00640/F - Flat F and Flat G 9 Unthank Road, Norwich, NR2 2PA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Remove permitted development rights;
4. Water efficiency.

Informatives:

1. Not eligible for parking permits.
2. Street naming and numbering.

6. Application no 17/00700/F - 202 Thorpe Road, Norwich, NR1 1TJ

The planner (development) presented the report with the aid of plans and slides. During the presentation the committee noted that residents of Ranson Road had expressed concern about noise from the air conditioning units. The applicant would be required to submit details of plant and machinery so that it could be assessed for noise prior to installation.

RESOLVED unanimously, to approve application no. 17/00700/F - 202 Thorpe Road Norwich NR1 1TJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Submission of plant and machinery details prior to installation.

7. Application no 17/00432/F - 19 Mile End Road, Norwich, NR4 7QX

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 set out amendments to the original report and the removal of the proposed condition 4, relating to the fenestration within dormer window to be constructed of timber.

During discussion the planner referred to the report and answered members' questions. In reply to a question from Councillor Wright, the planner explained how the assessment of loss of light to the neighbouring property was made in accordance with BRE guidelines for daylight and sunlight. The plans had been revised to alleviate the concerns raised by the neighbour that the extension would result in loss of light and outlook. The neighbour had not withdrawn their objections and it was noted had specific concerns due to a visual impairment. Members were also advised that building regulations addressed the issues of ground movement and disruption of drains.

RESOLVED, with 9 members voting in favour (Councillors Driver, Maxwell, Malik, Bogelein, Henderson, Jackson, Peek, Woollard and Bradford), 1 member voting against (Councillor Wright) and 1 member abstaining (Councillor Sands) to approve application no. 17/00432/F - 19 Mile End Road Norwich NR4 7QX and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Conservation style roof lights;
4. Water butts and permeable paving, where necessary, to be used on site.

Informatives

1. Site clearance should have due regard to minimise impact on wildlife.

Article 35(2) statement
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

8. Application no 17/00533/F - 101 Highland Road, Norwich, NR2 3NW

(Councillor Malik having declared a pre-determined view spoke on behalf of a resident and then left the room.)

The planning team leader (inner area) presented the report with the aid of plans and slides. He explained that this was a retrospective application and had the extension been 25 cm shorter it would have been allowed under permitted development rights.

Councillor Malik, as local member for Nelson Ward, spoke on behalf of the resident of 103 Highland Road and outlined her objections to the extension. The resident was concerned about the manner that the extension had been erected, which exceeded permitted development rights, and that it had resulted to loss of light to her property. The encroachment over the boundary into her property was a civil matter and had caused the neighbour stress, especially if she were to pursue it through the civil courts. He considered that the extension had resulted in loss of light to 103 and that such development should not be sanctioned.

(Councillor Malik left the meeting at this point.)

During discussion the planning team leader referred to the report and answered members' questions. Members sought clarification about the extent of the permitted development rights; that the boundary issues were a civil matter, and the sanctions open to the committee if it were minded to refuse the retrospective application. The committee was advised that the applicant could be required to amend the "application" by reducing the extension by 25 cm so that it fell within permitted development rights. The committee would need, at a later stage, to consider enforcement action if the applicant did not comply with a decision to refuse the application.

Discussion ensued in which members expressed concern that the neighbour had no opportunity to comment on the extension before it was constructed and the fact that it extended beyond permitted development rights increased the neighbour's loss of amenity and light. Councillor Sands moved and Councillor Woollard seconded that the application be refused on the grounds that the extension and its overbearing nature caused loss of light and amenity to the neighbouring property at 103 Highland Road. On being put to the vote it was:

RESOLVED with 7 members voting in favour (Councillors Sands, Woollard, Maxwell, Bogelein, Henderson, Peek and Wright), 2 members voting against (Councillors

Driver and Bradford) and 1 member abstaining (Councillor Jackson) to refuse application no. 17/00533/F - 101 Highland Road Norwich NR2 3NW, on the grounds of loss of amenity and light to the neighbouring property and ask the head of planning services to provide the reasons for refusal in planning terms.

(Reasons for refusal as provided subsequently by the head of planning services: The proposed development by way of its scale would result in overbearing impacts and loss of light to the neighbouring property. This would result in an unacceptable standard of amenity for the neighbours. The development would therefore be contrary to Policy 2 of the Joint Core Strategy for Broadland, Norwich and South Norfolk 2011 (amended 2014), Policy DM2 of the Development Management Policies Local Plan 2014 and paragraphs 9, 17 and section 7 of the NPPF.)

(The committee had a short adjournment at this point. The meeting reconvened with all members as listed present and Councillor Malik be readmitted to the meeting.)

9. Application no 17/00497/F - 3 Lusher Rise, Norwich, NR6 5ED

The planning team leader (inner area) presented the report with the aid of plans and slides. During the presentation he referred to the consultation responses and concern from the residents at the adjoining property, 1 Lusher Rise. The committee noted a typographical error in the first sentence of paragraph 22 of the report where the word “not” had been omitted and should be inserted between “will” and “occur”.

A member commented that this would be a small house in multiple-occupation.

RESOLVED, with 10 members voting in favour (Councillors Driver, Maxwell, Malik, Bogelein, Henderson, Jackson, Wright, Peek, Woollard and Bradford) and 1 member voting against to approve application no. 17/00497/F - 3 Lusher Rise, Norwich, NR6 5ED and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

Article 32(5) Statement
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined above.

10. Application no 17/00584/F - 475 Unthank Road, Norwich, NR4 7QN

The planning team leader (inner area) presented the report with the aid of plans and slides. During the presentation he explained the planning history and the changes that had been made as part of this retrospective planning application.

During discussion members sought clarification from the slides on the appearance of the extension and raised ridge height from the street and in the context of the adjacent property.

RESOLVED unanimously to approve application no. 17/00584/F - 475 Unthank Road Norwich NR4 7QN and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.

11. Application no 17/00143/F - 14 Cotman Road, Norwich, NR1 4AF

The planner (development) presented the report with the aid of plans and slides. As the resident of no 8 Cotman Road was unable to attend the meeting, he highlighted her objections to the proposal which were addressed in the report and explained the conditions to mitigate the loss of trees and the plans.

RESOLVED unanimously, to approve application no. 17/00143/F - 14 Cotman Road Norwich NR1 4AF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. In accordance with Arboricultural Method Statement
4. In accordance with mitigating planting scheme

12. Application no 17/00315/VC - Unit 3 Ropemakers Row, Mile Cross, Norwich

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. Members discussed the continuing use of the unit for a dance studio and the implications of an early morning start (07:00), loss of a commercial unit and concerns about parking. The committee welcomed that the applicant would need to provide a travel plan.

RESOLVED, unanimously, to approve application no. 17/00315/VC - Unit 3 Ropemakers Row Mile Cross Norwich Norfolk and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Building to be used as a gym or dance studio and for no other purpose including other uses within class D2 or changes of use permitted under permitted development rights.
3. Implementation of travel plan.
4. Details of improved cycle storage and bin storage.
5. Restriction on hours of opening to between 07.00-22.30 hours

Article 32(5) Statement
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan,

national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined above.

13. Application no 17/00371/F - 68 Christchurch Road, Norwich, NR2 3NF

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

During discussion the senior planner commented about access to the site during construction through the rear of the site.

RESOLVED, with 9 members voting in favour (Councillors Driver, Maxwell, Malik, Bogelein, Henderson, Jackson, Wright, Peek and Bradford) and 2 members voting against (Councillor Sands and Woollard) to approve application no. 17/00371/F - 68 Christchurch Road Norwich NR2 3NF and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Detailed scheme to manage surface water drainage including an assessment of the potential for disposing of water via a sustainable drainage system.
4. Scheme for replacement street tree;
5. Landscape scheme to include details of cycle/refuse storage
6. Development to be carried out in accordance with the approved arboricultural information;
7. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match in colour, form, texture and bond those used in the existing building.
8. Water efficiency.

CHAIR