

Report for Resolution

Report to Planning Applications Committee
Date 10 June 2010
Report of Head of Planning Services
Subject 10/00515/RM St Michaels Church Hall Hellesdon Road
Norwich NR6 5EG

Item
6(6)

SUMMARY

Description:	Submission of reserved matters (access, appearance, siting, design and landscaping) for 6 dwellings in respect of Conditions 1 and 2 of outline approval 09/00543/O.	
Reason for consideration at Committee:	Objection	
Recommendation:	Approve	
Ward:	Wensum	
Contact Officer:	Mrs Elizabeth Franklin	Planner 01603 212504
Valid date:	19th March 2010	
Applicant:	Mr G Staff	
Agent:	David Futter Associates	

INTRODUCTION

Background information

1. Members will recall that the application was considered at the last committee meeting and a copy of the previous report to the committee is attached as Appendix 1 to this report.
2. The application was deferred at the request of the members of the committee to allow for the submission of additional information concerning the proposed boundary treatment and the possibility of retaining the existing trees on site or providing replacement planting. This additional information has now been received.

SUPPLEMENTARY ASSESSMENT OF PLANNING CONSIDERATIONS

Trees and Landscaping

Tree retention

3. The Council's Tree protection officer considers that trees on the site are of low quality and value and that the felling of the existing trees would allow for planting of young

- stock with good structure, giving a better landscape in the long run.
4. However, at the last meeting of the committee, members discussed the possibility of the coniferous trees being retained along the south east boundary and asked that further discussions take place with the applicant to explore whether this would be feasible.
 5. As a result of these discussions, the applicant's agent has agreed that it is possible for the trees to be retained along the boundary and a drawing has been received showing that amendment.

Replacement Planting

6. In addition to the retention of the trees as described above, replacement planting will increase the number of trees on the site, with new trees proposed to be planted centrally between the two blocks of houses and close to the car parking area.
7. Negotiations were made with the previous owner and agent for cherry blossom trees to be planted along part of the north-west boundary of the site to provide some screening for the neighbours at Marlpit Lane who overlook the site.
8. The owners and their agents have changed since the outline application was approved and the trees as previously negotiated were not originally included when this application was submitted. In considering the application at the last meeting, members of the committee also requested that negotiations take place to seek to amend the scheme to provide for additional planting of cherry trees along the boundary.
9. Following this request, it has been agreed to amend the scheme to provide for 7 cherry trees to be planted along that boundary, with 4 additional trees in the area close to the car park. These amendments are considered acceptable and would provide partial screening for the adjacent neighbours on Marl Pit Lane. The amended plan shows the additional trees

Conclusions

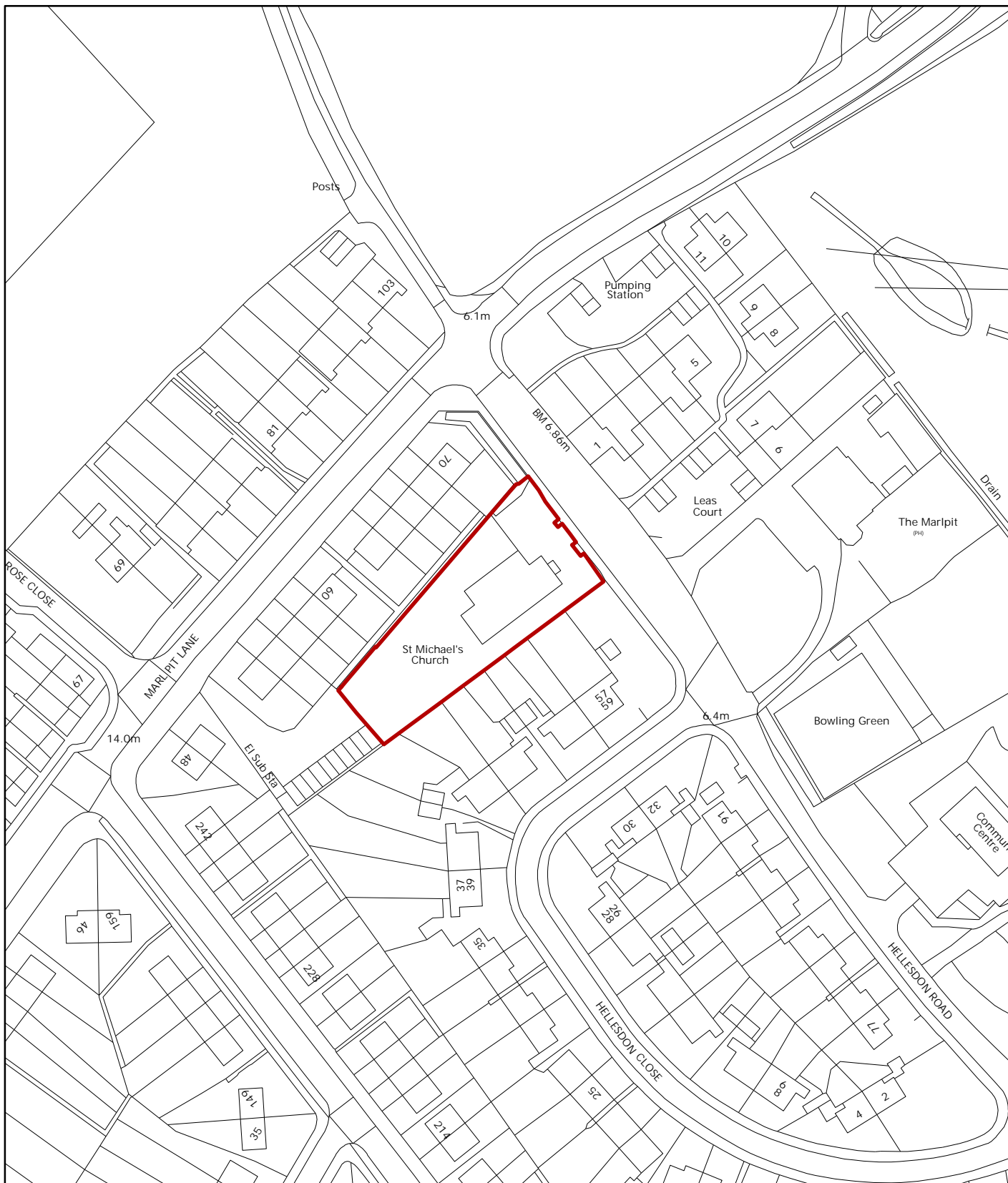
10. Following the consideration of the application at the last meeting, at the request of the committee members the scheme has been amended to show additional planting to the north boundary and the retention of the conifer trees along the south boundary to provide acceptable screening for neighbours.
11. In other respects the scheme and the considerations outlined in the previous report (Appendix 1) are unchanged and the recommendation remains one of approval.
12. The reserved matters submitted in respect of conditions 1 and 2 of outline approval 09/00543/O are considered to be acceptable and will provide a high quality small development of houses in keeping with the area.

RECOMMENDATIONS

To approve Application No 10/00515/RM and grant planning permission, subject to the following conditions:-

1. Demolition;
2. Site investigation;
3. Boundary treatment;
4. Landscape Implementation (amended scheme);
5. Tree protection;
6. Provision of car parking/cycle and bin storage areas;
7. In accordance with submitted plans;

Reason for approval: the decision to grant planning permission has been taken having regard to PPS1 and PPS3 and East of England Plan policies H1, NR1, ENV 7 and ENG1 and Saved Local Plan Policies AEC3, HOU13, EP22, SR19, NE9, HBE12, EP22, TRA6, and TRA8 of the City of Norwich Replacement Local Plan Adopted Version 2004 and to all material considerations. The design details of the scheme meet the criteria of HBE12 and results in a housing layout of a good design.



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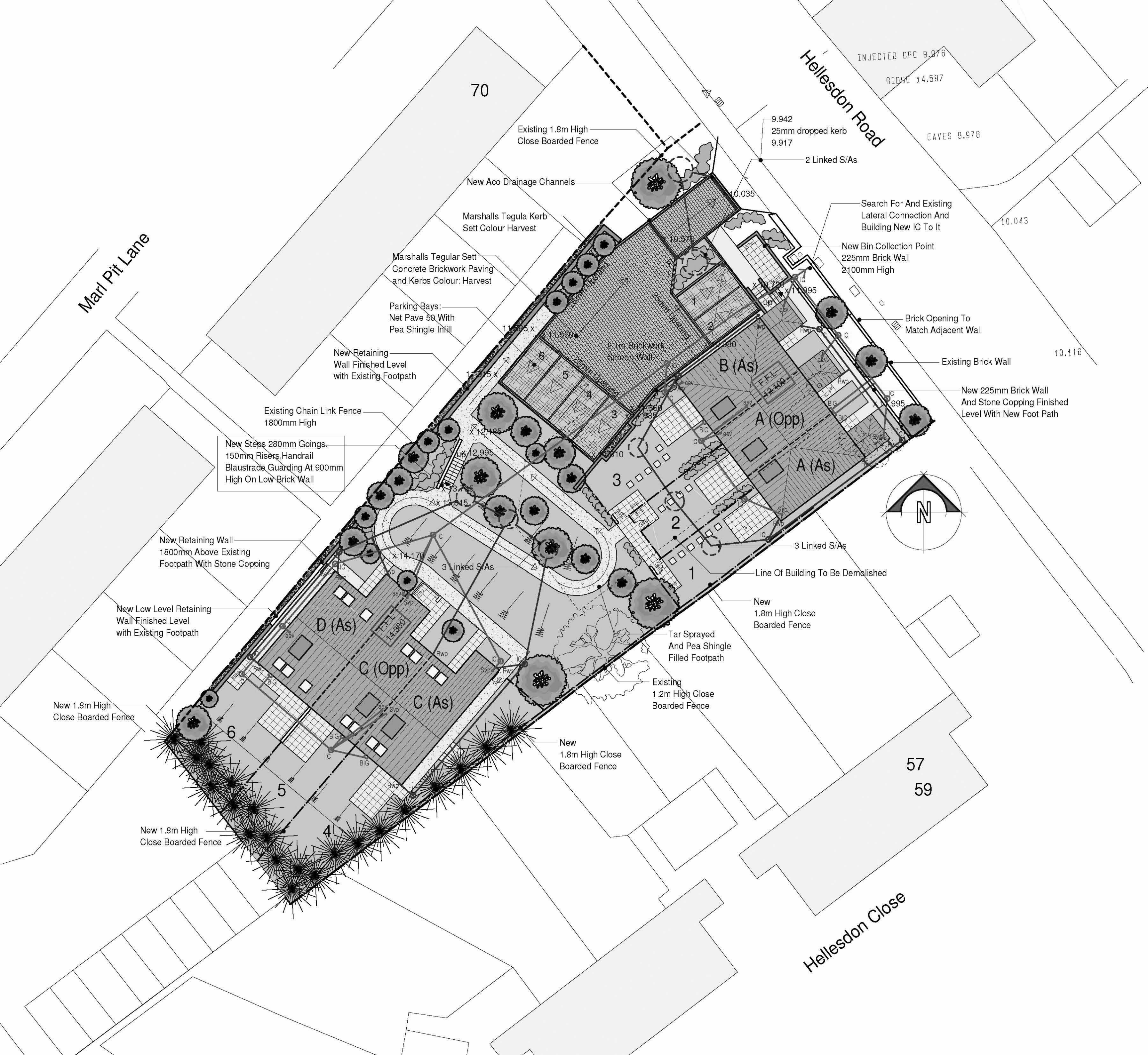
Planning Application No - 10/00515/RM
 Site Address - St Micheals Church Hall, Hellesdon Road
 Scale - 1:1,250



NORWICH
 City Council

PLANNING SERVICES





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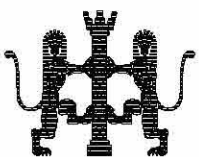
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SCALE BARS



F	New 1.8m Boundary Fence Added To South Boundary Between Plot 1 And 4	19/05/10 HJA
E	CB fence added to rear gardens of plots 1 & 4 Note for Existing south boundary fence amended	10/05/10 HJA
D	Drainage amended.	30/04/10 DP
C	Plot 6 1.8m CB Fence Reinstated and existing N.West Boundary Fences Highlighted	29/04/10 HJA
B	2 Japanese Flowering Cherries Added	22/04/10 HJA
rev: A	Drainage notes, levels and materials added	15/03/10 HJA

architects and consulting engineers



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Project: Residential Development,
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Hellesden Road, Hellesden, Norwich.

Client: Mr C. R. Bailey

Drawing: Site Layout Plan

Drawn By: CJH	Checked By: SK	Ref. No. 5718	Drg. No. SL01 F
Scales: 1:200 @ A2.			
Date: February 2010.			