

Planning applications committee

Date: Thursday, 08 February 2018

Time: 09:45

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Committee members:

Councillors:

Driver (chair)
Maxwell (vice chair)
Bradford
Button
Carlo
Henderson
Jackson
Malik
Peek
Sands (M)
Woollard
Wright

For further information please contact:

Committee officer: Jackie Rodger
t: (01603) 212033
e: jackierodger@norwich.gov.uk

Democratic services
City Hall
Norwich
NR2 1NH

www.norwich.gov.uk

Informal pre-application briefing at 9:00 in the Mancroft room.

Please note that there will be an informal briefing for members of the committee, ward councillors and interested parties on proposals for the development at Norwich Castle Museum, Castle Hill, Norwich, NR1 3JS. Details as follows:

Proposed internal and external alterations and extension to the Norman Keep and adjacent latter date structures in association with a Stage 2 Heritage Lottery Fund project called 'Norwich Castle: Gateway to Medieval England'.

Informal pre-application briefing at 14:00 in the Mancroft room.

Please note that there will be an informal briefing for members of the committee, ward councillors and interested parties on proposals for redevelopment at Anglia Square including land and buildings to the north and west of Anglia Square, Norwich. Details as follows:

Redevelopment of the site to provide up to 1,350 new residential dwellings (Class C3), a proportion of which could be delivered as a hotel (Class C1) or student accommodation (Sui Generis). In addition, up to 15,000 sqm GIA (including servicing areas and loading bays) of commercial floorspace at principally ground floor as retail (A1/A2/A3/A4 Use Classes), but to

include a cinema (Class D2) of up to 2,350 sqm GIA, and other non-residential uses of approximately 500 sqm GIA to include workshop/artist studio space, office, and/or a doctor's surgery will be provided on the lower floors, with associated public and private car parking and access, landscaping and servicing.

Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



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Agenda

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	Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.	
	Further information on planning applications can be obtained from the council's website: http://planning.norwich.gov.uk/online-applications/	
	Please note:	
	<ul style="list-style-type: none"> • The formal business of the committee will commence at 9.45; • The committee may have a comfort break after two hours of the meeting commencing. • Please note that refreshments will not be provided. Water is available • The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining business. 	
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Date of publication: **Wednesday, 31 January 2018**



Minutes

Planning applications committee

09:30 to 13:50

11 January 2018

Present: Councillors Driver (chair), Maxwell (vice chair)(to end of item 5 below), Bradford, Button, Carlo, Henderson, Jackson, Malik, Peek, Sands (M) (to end of item 4 below), Woollard and Wright

1. Declarations of interest

Councillor Maxwell declared a pecuniary interest in item 6 (below), Application no 16/01936/F - 15 St Margarets Street, Norwich, NR2 4TU because she lived adjacent to the proposed development. She also declared a predetermined view in item 7 (below), Tree Preservation Order [TPO], 2017. City of Norwich Number 530; Petrol Filling Station, Plumstead Road, Norwich, NR1 4JT, because in her capacity as ward councillor for Crome ward she had spoken about it to residents and neighbours.

Councillor Button declared a predetermined view in item 3 (below), Application no 17/01762/F - Freed Man PH, 112 St Mildreds Road, Norwich, NR5 8RS, because in her capacity as ward councillor for Bowthorpe ward, she had worked with local residents who had made representations as part of the planning consultation.

Councillor Jackson declared a predetermined view in item 5 (below), Application no 16/01950/O - St Mary's Works, Duke Street, Norwich, NR3 1QA, as ward councillor for Mancroft ward, had submitted representations to the scheme and spoken about the proposal with local residents and neighbours.

Councillor Wright declared a predetermined view in item 5 (below), Application no 16/01950/O - St Mary's Works, Duke Street, Norwich, NR3 1QA, because he had discussed the proposal with local residents/businesses before becoming a member of this committee.

Councillor Bradford, ward councillor for Crome Ward, explained for clarification that he did not have a predetermined item in item 7 (below), Tree Preservation Order [TPO], 2017. City of Norwich Number 530; Petrol Filling Station, Plumstead Road, Norwich, NR1 4JT.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 14 December 2017.

3. Application 17/01762/F - Freed Man PH, 112 St Mildreds Road, Norwich, NR5 8RS

(Councillor Button having declared an interest in this item left the meeting at this point and did not take part in the determination of the application.)

The area development manager (inner) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports, which was circulated at the meeting, and recommended an informative relating to the site layout taking into Anglian Water's assets in the vicinity and advising members that an additional letter of representation had been received from the Friends of West Earlham Woods highlighting the need to ensure that the trees at the rear of the site were protected.

Discussion ensued in which the area development manager (inner) referred to the report and answered members' questions regarding the design, density of the site, access and proposals to protect the trees. In reply to a question, the area development manager (inner) explained that the arboricultural officer had visited the site and considered that the trees to the rear of the property did not merit a tree protection order, either individually or as a group. Preservation of the trees could be achieved by condition. There was soft landscaping on the site and the hard standing was at the rear and front of the property. The decking was to provide an outside amenity space for the future residents. A green roof was not part of the proposed design and requiring one would have implications on the design. There was an opportunity to increase biodiversity through the landscaping condition.

Councillor Sands, as local member for Bowthorpe Ward, said that he was concerned that there was no parking provision associated with this application. Students did bring cars with them to university and would park on the highway, as would their visitors. This would exacerbate existing pressure on parking spaces and would be detrimental to highway safety, particularly near the blind bend at St Audreys Road. The area development manager (inner) referred to the section on Transport as set out in paragraphs 64 to 68 of the report. The reasons for the refusal of the previous application were on grounds unrelated to transport. The transport implications for this application were considered acceptable and the location sustainable and appropriate for student accommodation.

The chair moved and the vice chair seconded the recommendations as set out in the report and the informative as set out in the supplementary report. Discussion ensued.

Councillor Jackson said that he would be voting against the recommendations because of his concern about the over intense development of the site; concern about the effectiveness of the communal room which he considered should be further back from the boundary to allow natural light in; and concern about the lack of parking which could lead to neighbourhood disputes and that the site was not on a direct public transport link.

In response to a member's question regarding controlled parking, the transportation planner said that the student accommodation would be considered as a business and therefore the tenants would not be eligible for resident parking permits

During discussion members commented on the scheme. There was agreement that members preferred this development to the conversion of family homes for student accommodation. Members were advised that the travel plan would stipulate that there was no provision for cars on the site. Members considered whether this was practical with Councillor Sands cautioning that there was a real problem in the area from student parking from blocked driveways and that the travel plan was advisory and could not be enforced. He considered that this overdevelopment of the site would exacerbate this and that students should be required to sign a declaration that they would not bring cars to university.

Speaking in favour of the application, the chair pointed out that the former public house had been vacant for several years and that it was in a sustainable location for student accommodation. Councillor Wright said that he supported the chair's view that on balance the benefits of the scheme outweighed the negatives and that he was satisfied with the officer's response about the controlled parking zone.

RESOLVED with 9 members voting in favour (Councillors Driver, Maxwell, Carlo, Herries, Wright, Malik, Peek, Woollard and Bradford) and 2 members voting against (Jackson and Sands) to approve application no. 17/01762/F - 112 St Mildreds Road, Norwich, NR5 8RS and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed;
4. Landscaping including bird & bat boxes;
5. Details of cycle storage & refuse storage;
6. Submission of travel plan;
7. Detailed design for dropped kerbs in the highway;
8. Two street trees;
9. Surface water drainage scheme;
10. External lighting scheme;
11. Further bat survey prior to works commencing;
12. Sound insulation of plant and machinery;
13. Side facing windows to be obscure glazed;
14. Water efficiency.

Informative:

Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers' cost under Section 185 of the Water Industry Act 1991, or in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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

4. Application 17/01602/F - 81 Rose Lane, Norwich, NR1 1DJ

The area development manager (inner) presented the report with the aid of plans and slides.

(As the application was before the committee because of wider concerns, the applicant had been invited to speak at the committee but had declined the invitation.)

The area development manager (inner) referred to the report and answered members' questions. He pointed out where there was some existing soft landscaping on the site but said that increasing the provision could reduce the outside play space. Members were advised that though there were sites that could be considered as preferable, the committee needed to make a decision based on the application before it which was operating as a school at this location under prior approval. Members sought further information about the operation of the travel plan and provision for dropping off nursery pupils at the school.

The chair moved and the vice chair seconded the recommendations as set out in the report. During discussion members commented on the appropriateness of the location for a school at the corner of Rose Lane and Prince of Wales Road and the practicality of dropping off and collecting pupils and moving children to outdoor space. Councillor Sands said that he considered that the educational trust should consider expanding at its other sites rather than increasing the number of pupils at this site where there was insufficient outdoor play provision. Several other members said that they considered that the former office block was an unsuitable location for a school. A member expressed concern about air pollution from busy traffic affecting young children. A member commented that there was a school in Great Yarmouth of a similar size and town centre location which operated successfully with the same number of pupils as proposed in this application. The chair withdrew his motion to approve the application.

Councillor Sands moved and Councillor Carlo seconded that the application be refused on the following grounds: that capacity of the school would be doubled and was overintense use of this site with lack of play space, poor air quality and concerns about the transport plan. The area development manager advised members that the National Planning Policy Framework guidance was supportive of this kind of development and cautioned members that it was likely that the application would be lost at appeal as it met the government's criteria. He also pointed out that if the application were refused then members would need to consider enforcement action for the cessation of the current use. Councillor Malik referred to several policies in the Joint Core Strategy and Local Plan (JCS2, 6, 7 and 9, DM 2, 3, 22, and 30) and said that these demonstrated the unsuitableness of this location. In reply to a members' question Councillor Sands said that the free school in Surrey Street was single form intake and in a different location. He was opposed to the expansion at this site because it would be detrimental to the health and physical development of the pupils. Members discussed the pupil numbers and having checked with the applicant, were advised that the current number of pupils in the school was 107 primary school pupils and 67 pupils in the nursery. Members commented that the current pupils were happy at the school and that its closure would cause disruption to the 174 pupils. However, other members expressed concern about increasing the capacity by a further 50 percent and the impact that this would have on the pupils. On being put to the vote to refuse the application for the grounds minuted above and

associated enforcement action, the motion was lost on the chair's casting vote, with 6 members voting in favour of refusal (Councillors Sands, Carlo, Henderson, Malik, Peek and Woollard) and 6 members voting against (Councillors Driver, Maxwell, Button, Jackson, Wright and Bradford).

The chair then moved the recommendations in the report, seconded by the vice chair and it was:

RESOLVED, on the chair's casting vote, with 6 members voting in favour (Councillors Driver, Maxwell, Button, Jackson, Wright and Bradford) and 6 members voting against (Councillors Sands, Carlo, Henderson, Malik, Peek and Woollard) to approve application no. 17/01602/F - 81 Rose Lane Norwich NR1 1DJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Colour of windows;
4. Noise management plan for the use of the play area;
5. Cycle and refuse details.

(The committee adjourned for a short break. Councillor Sands left the meeting at this point.)

5. Application no 16/01950/O - St Mary's Works, Duke Street, Norwich, NR3 1QA

(Councillors Jackson and Wright have declared an interest in this item stepped down from the committee, spoke as members of the public and then left the room. They did not take part in the determination of the application.)

The senior planner presented the report with the aid of plans and slides, which included a digital image video of the proposed development. She advised members that Councillor Jackson had asked for clarification regarding paragraph 12 of the report, and read out the following statement on his behalf:

"The sentence about me withdrawing my original objection is ambiguous. I objected to the original scheme based on it being severe overdevelopment of the site. A slightly less intense form of development was then proposed in revised plans. Despite still being concerned about the scale of development, I withdrew my objection on that ground because I was keen to ensure that the development would be able to provide the appropriate level of affordable housing."

(During the presentation it was necessary to pause the proceedings because Councillor Maxwell needed to leave the room for a moment and the officers and members remained silent until she was readmitted to the meeting.)

The senior planner referred to the supplementary report of updates to reports which was circulated at the meeting which contained summaries of a further letter of support and an objection about the assessment of affordable housing, and the officer's response. She also explained that the community infrastructure levy (CIL)

for this development had been reviewed and the estimated figure was now £997,792. She advised members of an additional two planning conditions if members were minded to approve the application.

The resident of one of the two listed buildings referred to in the report, addressed the committee with the aid of plans and expressed his concern about the impact of blocks F2 and K9 on his property. He considered that these blocks were too dominant for the historic nature of the area. The objector who had raised the issues relating to affordable housing, as summarised in the supplementary report, addressed the committee. He said that he welcomed the scheme to regenerate the city which would benefit the built environment. However, he was concerned about the low level of affordable housing which he considered was contrary to the local policy.

Councillor Jackson, councillor for Mancroft Ward, said that he had attended the developer's "Beauty in My Backyard" consultation event and regretted he could not support this application to regenerate the site as he was concerned about the viability assessment for affordable housing, which he considered could not be set at outline planning stage and that the proposed level was contrary to the Joint Core Strategy (JCS4). Councillor Jackson also referred to the council's affordable housing supplementary planning document and considered that at this stage a S106 agreement should be signed requiring 33 per cent affordable housing given the outline nature of the proposal. He also expressed concern that the report did not provide sufficient information about the viability assessment. Residents were concerned about the impact on car parking in the area.

Councillor Wright said that he was not opposed to development on this site but that he considered block K to be too overbearing. He pointed out that as custodians of the city, members should take a long term view of development in the city centre. He considered that the development should be redesigned.

A tenant of St Martin's Church addressed the committee in support of the application and said that she worked for a small arts association working with young people. She welcomed the proposed scheme which would have a positive impact on the existing vacant site where there was currently antisocial behaviour. The development would enhance business relationships, provide the facility of a social club and maintain the churchyards.

The applicant addressed the committee and spoke in support of the application. The development required £80 million investment and would create jobs in the knowledge based economy, with 250 businesses on a waiting list for good quality development on a brownfield site in the heart of the city. Members would have an opportunity to review the affordable housing at the reserved matters stage and on completion but it was important to give a reasonable return to the investors. He pointed out that as well as the affordable housing contribution, CIL (community infrastructure levy) was estimated at approximately £1 million and there was a commitment to enhance the churchyards. The development of this site would act as a catalyst for other investment in the city such as Anglia Square.

The senior planner referred to the report and responded to the issues raised by the speakers. She also referred to policy JCS4 and the council's affordable housing supplementary planning document and said that the delivery of affordable housing

was a core planning objective which the council was committed to deliver where it could and where it was viable to do so. The proposal to reduce the level of affordable housing was based on the independent viability assessment and compliant with the policy. Members would have an opportunity to review the affordable housing element at the reserved matters stage. The final level would be considered when the development was part way through construction.

(Councillors Jackson and Wright left the meeting at this point.)

Discussion ensued in which the senior planner together with the area development manager (inner) and the conservation and design officer, referred to the report and answered members' questions. Members were advised that 25 parking spaces had been identified for the commercial use, which included the hotel and office space. Parking for residential parking was not a policy requirement at this location. In reply to a question the area development manager (inner) explained that affordable housing was defined in the NPPF and that it was offered to people on the council's waiting list identified as being in housing need. The conservation and design officer confirmed that she had met with Historic England on site and discussed the proposals. Members were also advised that the development plan policy promoted mixed development, including three bedroom dwellings, on this site. Members also sought clarification on access to the site and the assessment of affordable housing. The senior planner said that whilst she did not consider the level of affordable housing from this development would reach the target level of 33 per cent, the cost schedules for the development would be assessed and reviewed at reserved matters stage and property values would be assessed and reviewed following the occupation of a proportion of the dwellings in phase 1 and the affordable housing contribution varied if necessary. However, by setting the level of affordable housing at this stage meant that it could not fall below the level set. The site was a complex brownfield site which included the retention of the façade of the shoe factory, addressing drainage issues, protecting the historic buildings and had been assessed independently by the District Valuer. The development would be subject to a development management plan. In reply to a members' question that office space was unnecessary given its proximity to St Crispin's, members were advised that this was poor quality and unsuitable for modern requirements. The area development manager (inner) explained the need to agree the S106 obligation at this stage and cautioned against refusal to defer consideration of affordable housing to reserved matters because members would need to make a realistic decision based on the viability assessment. Members were also advised that CIL was a mandatory contribution from the developer and could not be committed to affordable housing. The area development manager (inner) explained that a profit margin of £11 million was reasonable. The margins had been reduced.

The chair moved the recommendations set out in the report seconded by the vice chair. Discussion ensued. The chair spoke in support of the application which he considered could become of historic interest in the future and that the creation of jobs outweighed any concerns about the level of affordable housing. He asked the developers to consider using local trades for the construction. Other members also spoke in favour of the proposal which would regenerate the site, create jobs and good quality housing and attract further investment.

Councillor Malik said that he considered that four affordable housing units for a development of this size was "obscene". Councillor Carlo said that the gap in

provision of affordable housing would not be achieved and that the committee should make a stand to ensure that provision was policy compliant with JCS4. Councillor Henderson concurred with the concerns about the affordable housing viability assessment and expressed concern about the need to provide more housing in the city.

RESOLVED with 6 members voting in favour (Councillors Driver, Maxwell, Button, Peek, Woollard and Bradford) and 3 members voting against (Councillors Carlo, Henderson and Malik) to approve application no. 16/01950/O - St Mary's Works Duke Street Norwich and grant planning permission subject to S106 Obligation securing matter set out in para 139 of this report and the following conditions:

1. Standard time limit Outline;
2. Details (Outline) - Reserve matters to include landscaping (including biodiversity strategy, external lighting), appearance (in accordance with Design Code), internal layout of development (to include measures to control noise/air quality).
3. Details highway works - including waiting restriction review (St Mary's Plain)
4. Details (Blocks A and B) external materials, architectural detailing, new windows and doors etc- (details and samples), external vents, rainwater goods.
5. Phasing plan.
6. Construction management plan including Air Quality and Dust Management Plan
7. Demolition plan - including Details of all temporary works necessary to ensure the structural stability of the retained sections/elevations of St Mary's Works (former shoe factory)
8. Temporary boundary enclosure of St Martin church yard
9. Tree protection measures
10. Archaeology (WSI)
11. Full contamination condition
12. Infiltration of surface water drainage into the ground requirement for express written consent
13. Piling or any other foundation designs using penetrative methods requirement for express written consent
14. Unknown contamination
15. Imported soil
16. Fire Hydrant provision
17. Assessable and Adaptable dwelling standards
18. Water efficiency (residential and commercial)
19. Sustainable urban drainage system details - as required by the lead local flood authority
20. Flood finished floor level of development
21. Flooding - proofing, warning, evacuation
22. Travel plan - non- residential uses
23. Parking control/management
24. Provision of electric vehicle charging points
25. Provision of bin and cycle stores
26. Access controls
27. Flexible use of retail floor space
28. Limitation: no single retail unit to exceed 200sqm
29. Withdraw permitted development rights for office – to residential conversion.

- 30. Control of extraction/vents and plant;
- 31. Hours restriction for retail/café uses – 07:00 to 23:30.

Informatives

- 1. No parking permits.
- 2. Community infrastructure levy.
- 3. Street naming and numbering contacts.
- 4. The innovative use of mechanically stacked car parking is acceptable. However, should this system be rendered unusable for any reason the council is under no obligation to facilitate provision of alternative parking provision.

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.

(The committee adjourned for a short break. Councillor Maxwell left the meeting at this point having declared a predetermined view in two of the remaining items. Councillors Jackson and Wright were readmitted to the meeting.)

6. Application no 16/01936/F - 15 St Margarets Street, Norwich, NR2 4TU

(Councillor Maxwell having declared a predetermined view had left the meeting and was not present for this item.)

The senior planner presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports and pointed out that references in paragraphs 2 and 44 to the numbers for the flats at 37 St Benedicts Street should read nos 1 to 8 as opposed to 2 to 4a. The revised plans addressed the issues raised in objection to the scheme and the proposal was considered to be acceptable. A member also pointed out an error in paragraph 55 and it was clarified that the proposal was for three dwellings, each with two bedrooms.

During discussion, the senior planner referred to the report and answered members' questions. In reply to a member's question about the status of the informative regarding noise from the Norwich Art Centre, the senior planner said that environmental protection officers had made a noise assessment and that measures had been put in place for future occupation of the dwellings, which should be adhered to by residents. Members also sought further information about the access to this constrained site, noting that secondary access was not required.

The chair moved and Councillor Button seconded the recommendations set out in the report.

Discussion ensued in which a member pointed out the importance of the construction management plan for this constrained site surrounded by other buildings. Councillor Jackson said that he objected to the proposal because despite the changes the proposed development would have a considerable impact on its immediate neighbours and would be detrimental to the conservation area, changing the status of Queen of Hungary Yard and impacting on the garden at no 49.

RESOLVED with 10 members voting in favour (Councillors Driver, Button, Henderson, Wright, Malik, Peek, Woollard and Bradford) and 2 members voting against (Councillors Carlo and Jackson) to approve application no. 16/01936/F - 15 St Margarets Street Norwich NR2 4TU, and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Construction Management Plan;
4. Utilities - routing plans;
5. Scheme for the protection of existing structures: graffiti wall, boundary wall; with the Hines, outrigger to 47 St Benedicts;
6. Archaeology;
7. Tree protection;
8. Submission/approval of all external materials – including windows (all aluminium powder coated windows; rainwater goods, vents etc;
9. Additional details - design and material of all gates; constructions details material junctions; hard landscaping;
10. Permitted Development restriction - changes to external facades;
11. Obscure glazing where shown;
12. External lighting to be approved;
13. Provision of noise mitigation measures
14. Provision of Drainage Strategy
15. Provision of cycle and refuse facilities
16. Water efficiency measures

Informatives:

1. This development will not be entitled to on-street parking permits
2. Noise - as advised by environmental protection officer

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.

7. Tree Preservation Order [TPO], 2017. City of Norwich Number 530; Petrol Filling Station, Plumstead Road, Norwich, NR1 4JT

(Councillor Maxwell having declared a predetermined view had left the meeting and was not present for this item.)

(The plans and appendices for this report were set out on the supplementary agenda which had been circulated to members in advance of the meeting.)

The arboricultural officer presented the report with the aid of plans and slides.

A representative of the Valley Side Road Residents' Association addressed the committee and summarised their concerns about the trees which included: concerns that these were the wrong type of trees for the location; that the leaves and debris from the trees created a hazard on the pavements, with one serious casualty reported; that the leaves blocked drains and that leaf fall affected the efficiency of a soakaway installed by Anglian Water in the 1980s; that there were fewer crows nesting in the trees than in the past, and that the Silver Birch had caused damage to a bungalow. Another resident from Lloyd Road addressed the committee to advise them of an incident where a tractor and trailer had got caught in a branch and caused a gridlock and concern that low branches from the trees would cause lorries to block the road, preventing access for emergency vehicles for several hours.

The arboricultural officer responded to the issues raised and said that a TPO would not prevent the owner of the petrol station maintaining the trees in a safe manner. Members were advised that the branches could be pruned to ensure that there was a satisfactory height for vehicles to pass.

Councillor Bradford, Crome Ward councillor, said that the Valley Side Road was steep and leaves congregated in the angles of the pavement. He considered that members could have benefited from a site visit.

The chair moved and Councillor Button seconded the recommendations in the report. A member pointed out that he had checked alternative routes and that there was an access via Hilary Avenue. Councillor Bradford said that opposite the trees was a hazardous corner. In reply to a question from the chair, the arboricultural officer said that the city council would arrange to clear the leaves. Members of the public could contact the council through its website:

<https://www.norwich.gov.uk/reportastreetissue> .

RESOLVED with 8 members voting in favour (Councillors Button, Carlo, Henderson, Jackson, Wright, Malik, Peek and Woollard) and 2 members against (Councillors Driver and Bradford) to confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 530; Petrol Filling Station, Plumstead Rd, NR1 4JT, without modifications.

8. Application no 17/01558/F - Land East of 14 Dowding Road, Norwich

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

During discussion the planner together with the area development manager (outer) referred to the report and answered members' questions. They explained that the roads around the site acted as a shared space. The green verge which had been negotiated as part of the application would be protected from any form of development by condition 10 (removal of permitted development rights)

RESOLVED, unanimously, to approve application no. 17/01558/F - Land East of 14 Dowding Road, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials:
4. Energy and water efficiency;
5. Bin and bike stores;
6. In accordance with arboricultural impact assessment/arboricultural method statement/tree protection plan;
7. Landscaping including boundary treatments and biodiversity enhancing measures;
8. Sustainable drainage system;
9. Provision of parking prior to occupation;
10. Removal of permitted development rights.

9. Performance of the Development Management Service: Progress on Appeals Against Planning Decisions; and, Planning Enforcement Action for Quarters 1-4 2016-17 and Quarters 1-2 2017-18 (April 2015 to September 2017)

The area development manager (outer) presented the report and answered members' questions on individual cases. Members were advised that there was an appeal process against enforcement action. The committee also noted that if an applicant was successful at a planning appeal costs might be awarded against the council. However, in rare cases the council could be awarded costs such as in the case of Sweet Briar Retail Park where the application had been refused because of lack of an arboricultural impact assessment (AIA). At appeal the applicant produced an assessment and although the appeal was allowed, the council was awarded costs.

Members were also referred to appendix 1 of the report and advised that the applicant had withdrawn the appeals in respect of Franchise House, 56 Surrey Street.

RESOLVED to note the report.

CHAIR

Summary of planning applications for consideration (including tree protection orders)

ITEM 4

8 February 2018

Agenda item no.	Application no	Location	Case Officer	Proposal	Reason for consideration at committee	Recommendation
4(a)	17/01647/VC	Land North of Carrow Quay, Kerrison Road	Lee Cook	Variation of Condition 1 of previous permission 13/01270/RM to allow revised plans.	Objections	Approve
4(b)	17/01091/F	Land North of Carrow Quay, Kerrison Road	Lee Cook	Demolition of groundsman's hut and construction of 73 flats with associate parking, landscaping and highways works.	Objections	Approve
4(c)	17/01588/F	Bristol House, Unthank Road	Lara Emerson	Demolition of rear extensions, side extension and outbuilding and construction of two storey rear extension, single storey side extension and bin store to facilitate change of use to 27 bedroom HMO (class Sui Generis).	Objections	Approve
4(d)	17/02033/F	The Quebec Tavern, Quebec Road	Lara Emerson	Change of use from public house and residential accommodation to bed and breakfast accommodation (class C1) including single and two storey side/rear extension and single storey front extension.	Objections	Approve

Agenda item no.	Application no	Location	Case Officer	Proposal	Reason for consideration at committee	Recommendation
4(e)	17/01791/F	Flordon House, 195 Unthank Road	Charlotte Hounsell	Conversion and extension to create 5 No. apartments and demolition of rear garage.	Objections	Approve
4(f)	17/01757/F	35 Barnard Road	Charlotte Hounsell	Addition of new windows at first floor on side and rear elevations. Installation of external condenser units at ground level to rear of building.	Objections	Approve
4(g)	TPO 529	2A and 2B Essex Street	Mark Dunthorne	Tree Preservation Order – 2 no. Lime trees in rear garden.	Objections	Confirm without modifications
4(h)	TPO 527	137 Plumstead Road	Mark Dunthorne	Tree Preservation Order – 1 No. Oak tree in rear garden.	Objections	Confirm without modifications

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning applications committee

Item

8 February 2018

Report of Head of planning services

Subject Application no 17/01647/VC - Land North of Carrow Quay
Kerrison Road, Norwich

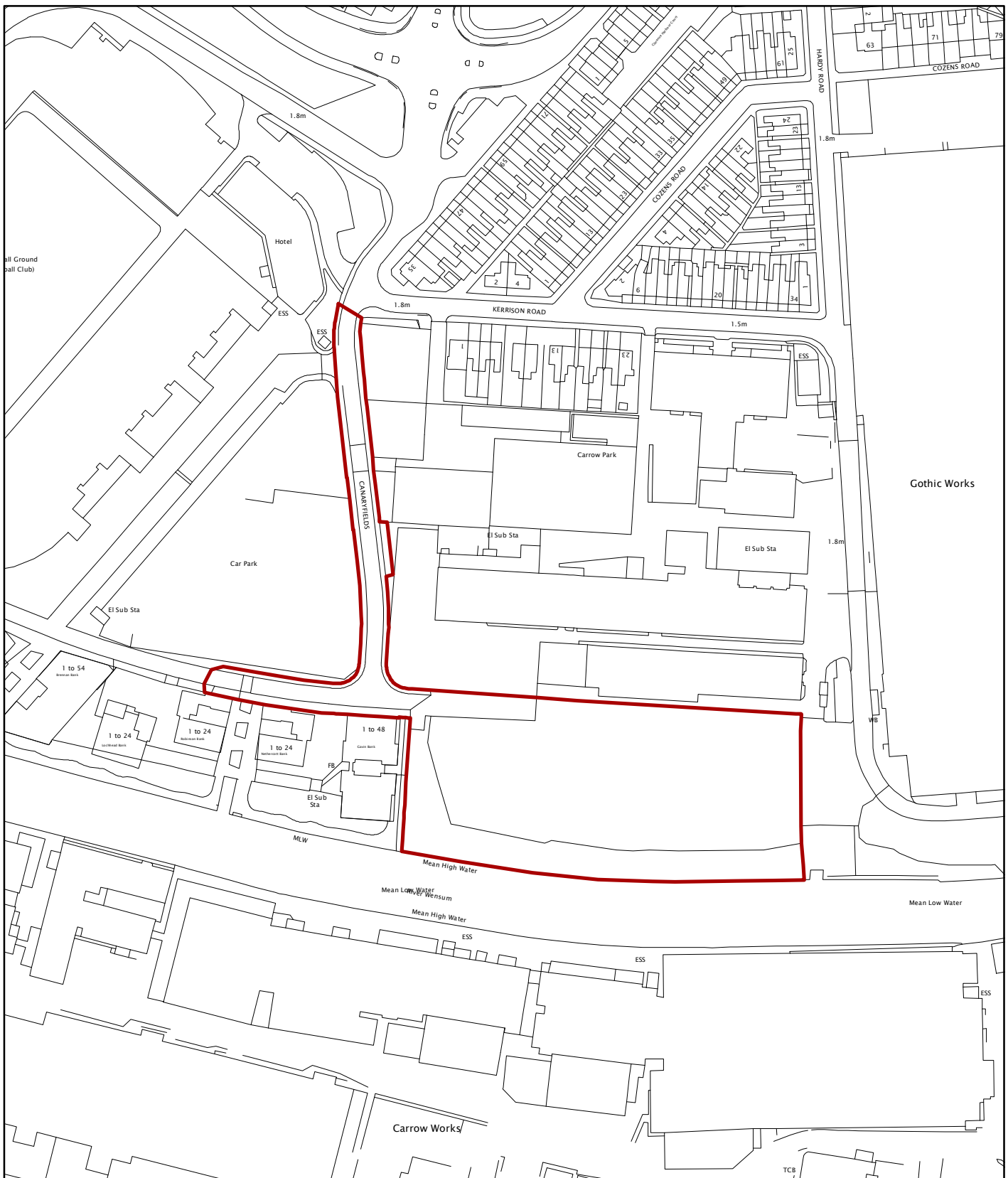
4(a)

**Reason
for referral** Objection

Ward:	Thorpe Hamlet
Case officer	Lee Cook - leecook@norwich.gov.uk

Development proposal		
Variation of Condition 1 of previous permission 13/01270/RM to allow revised plans.		
Representations		
Object	Comment	Support
1	0	0

Main issues	Key considerations
1 Principle	applications 11/02104/O and 13/01270/RM; allocation CC16; nature of changes
2 Design and Landscaping	Scale, massing, layout, detailing. Impact on amenities of neighbouring properties and future residents. Communal space area designs.
3 Energy and water	Type of energy provision
4 Transport	Parking and temporary access
Expiry date	12 January 2018
Recommendation	Approve



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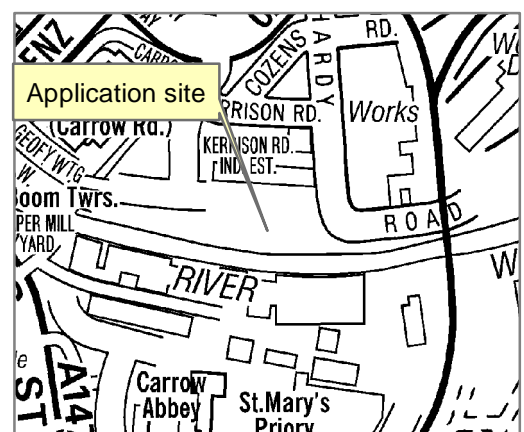
Planning Application No17/0647/VC
 Site Address Land North of Carrow Quay
 Kerrison Road
 Scale 1:2,000



NORWICH
 City Council

PLANNING SERVICES

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The site and surroundings

1. The development site is on the gravel car park site on the land north of the River Wensum, accessed from the east end of Geoffrey Watling Way, off Carrow Road / Kerrison Road, close to the football club.
2. Carrow Road to the north / west and Kerrison Road to the north comprise part of the major road network. The NR1 residential flats are adjacent to the west, the river and Carrow Works industrial complex to the south, and the car park and industrial buildings of the Gothic Works site to the east, beyond which is the rail bridge.

Constraints

3. The Bracondale conservation area lies mainly across the river to the south – east and the site lies within the area for main archaeological interest. The site forms part of an existing site allocation for mixed use development to include residential, leisure, community, office and ancillary small retail uses under CC16 - Land adjoining Norwich City Football Club, Kerrison Road and is adjacent to allocation R11 to the north and east for Kerrison Road / Hardy Road, Gothic Works. The site is relatively level and lies within parts of identified flood areas for flood zone 2 and at its east end for flood zone 3.

Relevant planning history

4. .

Ref	Proposal	Decision	Date
11/02104/O	Outline application with full details of access for residential-led development of between 200 and 250 No. residential flats (Use Class C3) and 140 car parking spaces with commercial office space (Class B1a), groundsman's facilities (Class B8), community uses (Class D1/D2) and associated works including Riverside Walk and access road.	Approved	28/06/2013
13/01270/RM	Reserved Matters with full details of external appearance, landscape, layout and scale of development, to provide 250 No. residential flats (Class C3), 113sqm offices (Class B1a), 279sqm groundsman's facilities (Class B8), and 401sqm of flexible office space (Class B1a) and community uses (Class D1/D2) with 126 No. parking spaces, associated highways works and provision of a Riverside Walk, consequent to previous outline planning permission 11/02104/O. The proposals include details for approval of Conditions 1(a), 1(b), 2(b), 3, 4(a),	Approved	05/11/2013

Ref	Proposal	Decision	Date
	4(b), 4(c), 5, 6, 7, 8(a), 8(b), 12, 20, 22(a), 22(b), 22(c), 22(e), 25, 26, and 30(a) of outline planning permission 11/02104/O applicable to the form of development as proposed in these Reserved Matters.		
14/00543/D	Details of Conditions 11) Access road construction specification, and 39) Access road provision, of previous planning permission 11/02104/O.	Approved	21/10/2014
15/01038/D	Details of Conditions 10: Phasing Plan; 16: Japanese knotweed eradication plan; 19: Site-wide construction management plan; (i) details of site layout; (ii) construction traffic access route plan; (iii) details of servicing arrangements during construction; (iv) vehicle wheel washing facilities; (v) dust control and materials storage; (vi) details of site boundary treatments; 23: Flood resilience construction methods; 28: Water conservation (non-residential); and 37: Fire hydrants of previous permission 11/02104/O.	Approved	23/10/2015
15/01313/D	Details of Condition 2a: drainage scheme and pipe network of previous permission 13/01270/RM.	Approved	24/11/2015
15/01403/D	Details of Conditions: 13 - contamination, 17 - imported soils, 18 - foundation/piling plans and archaeology, 21 - flood barrier link to adjoining site, 24 - provision of pollution control, 29 - design security and CCTV and 35 (k) - Riverside Walk shared surface from previous 11/02104/O.	Approved	23/11/2015
17/01091/F	Demolition of groundman's hut and construction of 73 flats with associate parking, landscaping and highways works.	Pending	
17/01774/D	Details of Conditions 2: drainage scheme and pipe network; 4: Moorings strategy; 5: sound insulation to ceilings floors and 8: cycle hoops of previous permission 13/01270/RM.	Pending	
17/01775/D	Details of Conditions 2: Drainage, 10: Phasing plan, 18: Foundation/piling plans and archaeology, 19: Construction management plan, 20: Car park flood risk precautions, 21: Flood barrier link to adjoining site, 22: Parking and cycle	Pending	

Ref	Proposal	Decision	Date
	storage, 23: Provision of flood resilience, 24: Provision of pollution control, 29: Design, security and CCTV, 31: Plinth wall design, and 32: Acoustic mitigation design of previous permission 11/02104/O.		

The proposal

- Application to vary plans approved under Condition 1 of Planning Permission Ref: 13/01270/RM.
- A Reserved Matters application was approved in November 2013 (Planning Permission Ref: 13/01270/RM) with works to implement the consent (the construction of the site access road) taking place in the summer of 2015. The applicant's intention is, following the appointment of RG Carter as main contractor, to recommence works on site in early 2018 with a phased construction programme to deliver on a block by block basis.
- The principal changes relate to construction of the main structure, the energy strategy, mix of units, floor space provision and architectural design changes. In addition, there is a minor variation to the unit mix in response to the way in which affordable housing is funded by central government with a move to more 2 bed three person accommodation rather than 2 bed four person flats and also some minor amendments to layouts following recent revised guidance in relation to the fire strategy.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	250 dwellings - Unit Type 1 bed 2person (1bd2p) previously at reserved matters application 91 (36%) now under current Section 73 application 90 (36%); 2bd3p previously 69 (28%) now 95 (38%); 2bd4p previously 90 (36%) now 65 (26%)
No. of affordable dwellings	Flats secured as 33% of scheme total through S106 agreement on the original outline permission
Total floorspace	Use Class B1(a) Offices previously at reserved matters application 113(m2) now under current Section 73 application 103(m2) giving difference -10(m2); B8 Groundsman's Hut previously 279 now 279 (unchanged); C3 Residential previously 23,477 now 22,859 difference -618; Flexible (D1/ D2/B1) previously 401 now 195 difference -206.
No. of storeys	Unchanged
Max. dimensions	Repositioning of the building resultant from reduction in overall footprint/ layout amendments including; Block R1 positioned circa 0.8m further away (east) from west site

Proposal	Key facts
	boundary (i.e. further away from existing NR1 development); Block R5 positioned circa 0.9m further away (west) from east site boundary; Block R3 positioned circa 1.1m further away (north) from south boundary (i.e. further from river. The other residential block footprints are consistent with their position at the Reserved Matters stage on this boundary, although the car park podium is circa 1m closer to the south boundary, but outside of 8m easement required by the Outline planning consent. Reduction of standard floor-to-floor height of 60mm, reducing overall height of development (Overall building height reduction across blocks, between circa 650-1100 mm).
Density	Unchanged
Appearance	
Energy and resource efficiency measures	Revised energy strategy to provide a centralised boiler plant which includes a CHP (Combined Heat and Power) unit that generates electricity and, as a by-product, heat which is used within the development's heating system.
Transport matters	
Vehicular access, parking and servicing	Unchanged – access via Geoffrey Watling Way to ground level parking and servicing areas

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 1 letter of representation has been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The plans for the new development are not intuitive and it is not clear what is planned with this variation.	A design and access statement has been submitted which detailed proposed changes to the scheme. This information has been made available on the Councils website.
I want to know what the council are planning by way of development which will affect the area. There are already problems of road access now and there are several bottlenecks. The plan for the new build includes 140 new parking spaces. Has the traffic flow been modelled to see the impact on the movements around the area.	Para 3, 36. Two sites have been allocated for development within the area including CC16 which includes the application site.

Issues raised	Response
<p>Parking is already a problem for residents in the blocks of flats along Geoffrey Watling Way. Due to the Grenfall Tower tragedy residents park on the application site. This is a Health and Safety problem, not simply from the perspective of fire regulations, but also for the safety of residence parking in an often waterlogged, pothole pitted, dimly lit rubbish tip. Not sensible to allow new development until the current problems have been properly concluded.</p>	<p>This matter is understood to have been resolved with Broadland Housing now making under croft parking for the existing flats available following safety improvements to their building and the application site is soon to be cleared to allow progression of development.</p>

Consultation responses

9. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Broads Authority

10. No objection in principle. Given the minor nature of the revisions and reduction in scale would not have anything further to add to previous design comments. Essential that detailed design specifications are agreed for the riverside walk and planting schemes to ensure no navigation issues or encroachment into navigable areas arise. Suggest provision of safety features to provide a safe means for people to get out of the river.

Highways (local)

11. No objection in principle. Provided detailed comments on traffic regulation order to be implemented (pedestrian zone restriction); servicing; parking; secure access to the car park; external lighting in the absence of street lighting; and informative to show that new residents will not be eligible for parking permits in the wider area.

Landscape

12. No objection in principle. Provided comments on request to clarify boundary treatments / retaining wall and podium wall design.

Norfolk historic environment service

13. Dealing with matters under discharge of condition application 17/01775/D.

Norfolk County Council – Local Lead Flood Authority

14. The 'Planning and Design and Access Statement' provided by Broadland Development Services Ltd in October 2017 (304278) advises that the principle changes relate to construction of the main structure, the energy strategy, mix of units and architectural change, none of which relate to the drainage. Therefore, the LLFA have no further comments to make

Tree protection officer

15. Has no comment to make.

Assessment of planning considerations

Relevant development plan policies

16. Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)

- JCS1 Addressing climate change and protecting environmental assets
- JCS2 Promoting good design
- JCS3 Energy and water
- JCS4 Housing delivery
- JCS5 The economy
- JCS6 Access and transportation
- JCS7 Supporting communities
- JCS9 Strategy for growth in the Norwich policy area
- JCS11 Norwich City Centre
- JCS12 The remainder of the Norwich urban area including the fringe parishes
- JCS18 The Broads
- JCS20 Implementation

17. Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)

- DM1 Achieving and delivering sustainable development
- DM2 Ensuring satisfactory living and working conditions
- DM3 Delivering high quality design
- DM4 Providing for renewable and low carbon energy
- DM5 Planning effectively for flood resilience
- DM6 Protecting and enhancing the natural environment
- DM7 Trees and development
- DM8 Planning effectively for open space and recreation
- DM9 Safeguarding Norwich's heritage
- DM11 Protecting against environmental hazards
- DM12 Ensuring well-planned housing development
- DM13 Communal development and multiple occupation
- DM17 Supporting small business
- DM22 Planning for and safeguarding community facilities
- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development

18. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- CC16 - Land adjoining Norwich City Football Club, Kerrison Road
- R11 - Kerrison Road / Hardy Road, Gothic Works

Other material considerations

19. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF1 Building a strong, competitive economy
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

20. Supplementary Planning Documents (SPD)

- Affordable housing SPD adopted March 2015
- Heritage interpretation SPD adopted December 2015
- Landscape and trees SPD adopted June 2015
- Open space and play adopted October 2015

Case Assessment

21. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

22. Key policies and NPPF paragraphs – JCS4, JCS9, JCS12, JCS20, DM1, DM12, DM13, DM33, SA CC16, NPPF paragraphs 9, 14, 17, 49, 73-75, 109 and 129.
23. The principle of redevelopment of the site has agreed under applications 11/02104/O and 13/01270/RM. All changes are within the parameters established by the original Outline Planning Application 11/02104/O on which the original Reserved Matters application was based. The proposal also follows guidance within the site allocation CC16.
24. The current application is submitted under Section 73 of the Act partly as a minor material amendment to the approved residential scheme and partly to allow variation of conditions to reflect the new form of development being proposed and phasing requirements for its implementation. This development has recently been commenced with all pre-commencement conditions having been submitted for discharge or subject to earlier permission. The construction works so far are for roadworks and riverside walk.

25. Recent appeal judgements refer to the whole character of a development having to be altered to render an amendment unacceptable. This is a high bar, and in the current application there are numerous basic aspects of the character of the proposal which have not changed. Examples of this are the access to the site and the nature of the access roads, the quantum and type of development, the locations of open space, landscape design principles and parking arrangements. These similarities result in the character changes being well below what could be considered to be the alteration of the whole character of the original permission. Accordingly, the amended submission is considered to be lawful and on the basis of the resultant impacts of the changes and compliance with policy is acceptable. Further assessment of design, landscape and energy requirements is given below.

Main issue 2: Design and Landscaping

26. Key policies and NPPF paragraphs – JCS1, JCS2, DM2, DM3, DM8, NPPF paragraphs 9, 17, 56 and 60-66.
27. The proposed architectural changes are primarily because of design rationalisation to give economies in the structural arrangements and as a result of the revised energy strategy. This makes the development smaller than the approved Reserved Matters scheme (approximately 4% in floor area terms). In particular the revised scheme improves the separation to the east and west site boundaries over the approved scheme, improving the boundary amenity of neighbouring properties. The overall development has also reduced in height as a result of structural efficiencies, with reductions varying between 650mm and 1100mm depending on the block.
28. Submitted drawings show the revised typical footprint and height, compared against the implemented Reserved Matters scheme, dotted red on the plans and importantly the amendments retain the architectural philosophy of the consented development in terms of general arrangements and physical appearance. In addition, the changes will provide increased landscaping between the various blocks proposed as part of the development.
29. The design language of the external facades including fenestration is maintained, albeit with minor amendments to external features. Similarly, the landscape strategy remains consistent with the approved scheme, with minor area changes to accommodate building footprint revisions.
30. Following discussions with Norfolk Fire service, the fire strategy has been revised and physical changes made including; the provision of new secondary escape stairs (down to podium level) to southern end of blocks R1 and R3; changes to smoke ventilation strategy. In doing this the scheme has improved fire escape from the building whilst making limited impacts in design quality. The proposed layout introduces two new residential accesses and circulation cores to Blocks R2 and R4 making these independent addresses. The location of these entrances and their ground floor lobbies, significantly enhances the street level activity along Geoffrey Watling Way and assists with the urban design of the area.
31. Changes to unit mix since the Reserved Matters stage are given above. These are predominately a response to central government funding, which places greater emphasis on 2bed 3person units. Whilst the balance of 2 bed units has shifted (and increased by 1 in total), the overall 1 bed/2 bed unit percentage remains generally consistent with the Reserved Matters scheme.

32. Updates to the wider scheme layout include minor amendments to individual unit types in order to accommodate the revised structural arrangements, including several new types. Overall block areas have decreased in area but individual apartment areas are larger than those proposed at Reserved Matters stage with all unit types meeting national space standards outlined in Policy DM2, except 1 bed unit type A1 which demonstrates an increased floor area over the approved scheme.
33. Whilst the revised strategy requires an increase in the required plantroom area at ground floor level (with a subsequent reduction in non-residential floor space; increase in the number of perimeter louvre panels required; and the addition of an extract flue on block R5) These are designed in an appropriate manner and maintain a cohesiveness to building design. It also opens up the opportunity for a district heating system, which can also supply the proposed Carrow View development recently submitted for planning approval.
34. Non-residential use class areas have reduced in order to accommodate the provision of additional plant room space that was not required at the Reserved Matters stage, with the residential area subsequently increasing as a result. All changes to use class areas are within the parameters established by the original Outline Planning Application. Overall the suggested changes to design, building scales, detail and layout are considered to be acceptable and the end result will maintain a cohesive and attractive redevelopment scheme.

Main issue 3: Energy and water

35. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
36. The earlier permissions require that the development shall be constructed either in accordance with the high standard of energy efficiency inherent in designing along the principles of a Passivhaus system or shall feature the renewable energy measures. However, with recent building regulation changes, the client's objectives of reducing energy costs for tenants are now sought through an alternative policy compliant strategy without the enhanced costs for Passivhaus certification this improves the overall deliverability of the development for the applicant.
37. The revised energy strategy is to provide a centralised boiler plant which includes a CHP (Combined Heat and Power) unit that generates electricity and, as a by-product, heat is created which is used within the development's heating system. The centralised plant is a larger space and plant/equipment larger than at Reserved Matters stage - resulting in the changes to the floorspace detailed above. Efficiencies are said to be gained through having one plant area rather than a number of smaller plant rooms, which tends to magnify the size of equipment installations that are typically oversized to cope with peak demands.
38. From the plant room, heating mains will feed each of the blocks to serve heating and hot water, these mains are buried in subterranean ducts between blocks, or on the underside of the podium level with the blocks linked to the car park. The heating mains are insulated to prevent heat loss. The same approach is proposed at Carrow View (Planning Application Reference: 17/01091/F where the heating mains run from Carrow Quay, under Geoffrey Watling Way to Carrow View.

39. The revised energy strategy is in compliance with the original planning conditions, providing a policy compliant alternative to the originally proposed Passivhaus approach.

Main issue 4: Transport

40. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
41. Parking and access remains as envisaged with the earlier permissions. As a consequence of the project phasing, the only main change to car parking and access is in relation to access to the below-podium car park for residents of blocks R3 and R4 which will be compromised by the construction of the adjacent block R2. Therefore a new temporary access has been proposed from the R5 car park. This access will be retained in the permanent condition, but will be permanently locked and not used once the permanent car park access off Geoffrey Watling Way is in operation, allowing full occupation of the R5 car park.
42. In both the temporary and the permanent case, access to the car park will be controlled by access barriers during the day, with secure gates impeding pedestrian access closed at dusk and opened in the morning. This operation will be carried out in accordance with the security management strategy by the on-site concierge. Resident access through the barriers and the gates will be by key fob or a similar system as suggested by the transport officer.

Compliance with other relevant development plan policies

43. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Equalities and diversity issues

44. There are no significant equality or diversity issues.

S106 Obligations

45. The scheme secures 33% of the dwellings as affordable housing through S106 agreement on the original outline permission. Subject to funding the applicant under

its operation as a registered housing provider is hopeful to increase this level of provision.

Local finance considerations

46. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
47. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

48. The principle of development and access has been established on the site by the previous planning permission. The proposed development provides an acceptable scheme in relation to those changes being made to the earlier permission and appropriately responds to design, access, amenity and landscape issues. Revisions as negotiated have improved the scheme and provision of an alternative form of policy compliant on-site energy provision is considered in the circumstances to be acceptable. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01647/VC - Land North of Carrow Quay, Kerrison Road, Norwich and grant planning permission subject to the following conditions:

1. The development proposed within these reserved matters shall be built in accordance with the approved plans / details.
2. Details of the permitted surface water drainage system's pipe network, any resultant flood event contingency and management procedures including details of flood locations in the pipe network, volumes of flooding and flood water storage prior to dispersal.
3. Details of works to the river bank, to include the ecological mitigation measures for protection of the Depressed River Mussel as specified within paragraph 5.3.2 of the approved Ecological Survey.
4. Details of river bank mooring strategy.
5. Details of floor / ceiling sound insulation to be installed above the ground floor non-residential uses and first floor residential apartments within the development.
6. Details of the bird and bat boxes and brown roof hibernaculae.
7. Details of Arboricultural Implications Assessment including Arboricultural Method Statement (AMS) for the works to land in the vicinity the tree on the eastern boundary of the site.
8. Details of cycle storage/stands for non-residential parts of the development and their visitors, including possible storage within the Kerrison Cut area and Riverside

Walk, and details of cycle storage/stands provision for visitors within the access road along the northern boundary of the site.

9. Revised Travel Plan to be approved prior to first occupation shall include provisions to survey and monitor annual residential cycle use and demand and supply of residential cycle stores, and include means to satisfy the unmet need to provide secure and covered storage within the development as may be appropriate.
10. Details of bus stop installed and made operational in the location shown on the landscaping strategy plans for the north-south access road.
11. Details of the renewable energy measures.
12. Control on any amplified music system within the non-residential parts of the development.

Article 31(1)(cc) 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 at the pre-application and application stage the application has been approved subject to appropriate conditions and for the reasons outlined within the committee report for the application.

Informative Notes

1. Relationship of permission to earlier applications.
2. Restriction on permit parking.









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River Elevation of proposed development beyond Carrow Quay

Report to Planning applications committee

Item

8 February 2018

Report of Head of planning services

Subject Application no 17/01091/F - Land North of Carrow Quay,
Kerrison Road, Norwich

**Reason
for referral** Objection

4(b)

Ward:	Thorpe Hamlet
Case officer	Lee Cook - leecook@norwich.gov.uk

Development proposal		
Demolition of groundsman's hut and construction of 73 flats with associated parking, landscaping and highways works.		
Representations		
Object	Comment	Support
12	0	0

Main issues	Key considerations
1 Principle	Provision of housing; Loss of football club use; Flood risk
2 Design	Scale, appearance, layout. Space/design standards. Amenity space. Character of area.
3 Transport	Provision of parking and servicing. Suitable access. Impact on local highway network.
4 Amenity	Impact on amenities of neighbouring properties (outlook, privacy, building impact). Amenity spaces. Business impacts on future residents.
5 Landscaping and open space	Streetscape, open space, planting and appropriate screening.
6 Viability	Whether provision of affordable housing is viable
Expiry date	4 October 2017
Recommendation	Approve subject to S106 agreement

The site and surroundings

1. The site lies to the north of the Carrow Quay site agreed for redevelopment and revisions being considered under application 17/01647/VC. The development site is partly occupied by the existing grounds maintenance facilities used by the football club and remainder is open and used as car parking. River Wensum is to the south and the site is accessed from the east end of Geoffrey Watling Way, off Carrow Road / Kerrison Road, close to the football club.
2. Carrow Road to the north / west and Kerrison Road to the north comprise part of the major road network. The NR1 residential flats are adjacent to the south-west, the river and Carrow Works industrial complex to the south, and the car park and industrial buildings of the Gothic Works site to the east, beyond which is the rail bridge. To the north of the site is the test bed building.

Constraints

3. The site lies within the area for main archaeological interest. The site forms part of an existing site allocation for mixed use development to include residential, leisure, community, office and ancillary small retail uses under CC16 - Land adjoining Norwich City Football Club, Kerrison Road and is adjacent to allocation R11 to the north and east for Kerrison Road / Hardy Road, Gothic Works. The site is relatively level and lies within parts of identified flood areas for flood zone 2.
4. There is no recent history specifically for this site. It does however form part of a site allocation on which the permissions below have been granted on land to the south which is also within the ownership of the applicant.

Relevant planning history

5. .

Ref	Proposal	Decision	Date
11/02104/O	Outline application with full details of access for residential-led development of between 200 and 250 No. residential flats (Use Class C3) and 140 car parking spaces with commercial office space (Class B1a), groundsman's facilities (Class B8), community uses (Class D1/D2) and associated works including Riverside Walk and access road.	Approved	28/06/2013
13/01270/RM	Reserved Matters with full details of external appearance, landscape, layout and scale of development, to provide 250 No. residential flats (Class C3), 113sqm offices (Class B1a), 279sqm groundsman's facilities (Class B8), and 401sqm of flexible office space (Class B1a) and community uses (Class D1/D2)	Approved	05/11/2013

Ref	Proposal	Decision	Date
	with 126 No. parking spaces, associated highways works and provision of a Riverside Walk, consequent to previous outline planning permission 11/02104/O The proposals include details for approval of Conditions 1(a), 1(b), 2(b), 3, 4(a), 4(b), 4(c), 5, 6, 7, 8(a), 8(b), 12, 20, 22(a), 22(b), 22(c), 22(e), 25, 26, and 30(a) of outline planning permission 11/02104/O applicable to the form of development as proposed in these Reserved Matters.		
17/01647/VC	Variation of Condition 1 of previous permission 13/01270/RM to allow revised plans.	Pending	

The proposal

- Demolition of groundman's hut and construction of 73 flats with associated parking, landscaping and highways works. Floor-space for grounds maintenance purposes is being re-provided as part of the redevelopment of land at Carrow Quay immediately to the south.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	73 units, with a mix of 27 x one bed flats and 46 x two bed flats. One bed flats are 2 person (1 double bedroom). Two bed flats are 3 person (1 single, 1 double (six flats in total)) and 4 person (2 doubles (four flats in total)).
No. of affordable dwellings	Offer of 15% for affordable housing provision giving 11 dwellings. 33% would give 24 affordable units
Total floorspace	Gross internal floor area of approximately 6,565m ² .
No. of storeys	Stepping down from 10 to 5 storeys along the length of the building.
Max. dimensions	Block approximately for east- west aligned 71.5m wide x 21.15m deep. For height above existing levels (east end) 17.35m to balustrade; (west end) stepping to 31.735m to parapet.
Density	Site area of approximately 0.59 hectares. Overall density approximately 124 dwellings per hectare (dph).
Appearance	
Materials	Facing brick with brickwork detail to walls and openings. Mix of open/recessed balconies. Flat roof system to roofs and accent panels to walls.

Proposal	Key facts
Construction	Fabric first approach to enhance the overall energy performance of the scheme. Materials specified to have lower environmental impact ratings.
Energy and resource efficiency measures	Central combined heat and power (CHP) scheme to deliver 17.9% of the sites energy requirement from on-site renewable technology. Water efficiency targets. Specification of a site waste management plan. Planning of material quantities and delivery timings. Where possible, use of locally sourced materials.
Transport matters	
Vehicular access	2 access points via Geoffrey Watling Way
No of car parking spaces	18 car parking spaces including 2 disabled spaces. Electrical charging point within parking areas.
Cycle parking spaces	Spaces within covered cycling racking building plus possibility of Sheffield cycle hoops providing for visitor bikes.
Servicing arrangements	Communal bin stores provided adjacent to Access road.

Representations

7. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 12 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Area cannot accommodate amount of new flats being proposed.	Main issue 1 and 3
Adverse impact of additional vehicles on Carrow Road light controlled junction which is already causing problems. Worse since the 25 and 26 now use this route.	Main issue 3
Insufficient parking is proposed for residents and visitors.	Main issue 3
Demand for zone A parking spaces.	Main issue 3
Appears to be no infrastructure to support the additional properties. For example GP and community facilities.	Main issue 1 Policy and site allocations for development generally factor in needs for and protection of facilities across the City as part of a wider strategic assessment
Height of building / character area.	Main issue 2 and 4
Are the water and sewage works developed too far for consideration of the flood risk and might be making it worse.	Main issue 1 Paragraphs 97 to 102

Issues raised	Response
'Bought to rent' properties in area resulting in transitory population with little interest in the community.	Noted but not within the remit of planning control.
Increase in anti-social behaviour and drug crime following increase in numbers of flats in area. Increase in litter and fouling.	Noted but not considered material to the determination of the current application.
Extent of consultation.	Consultation has been undertaken in accordance with agreed standards including letters, press and site notices.
Reduction in the value of property.	Noted but not a material planning consideration.

8. Councillor Lesley Grahame – “While I support the principle of building homes on unused sites, I fully endorse the concerns and share the frustrations of my neighbours who find the traffic situation intolerable already.”
9. I would like to find a way of delivering the homes that does not impinge on mobility and the lives of existing residents. This would involve a complete rethink of the traffic movements from Canary Way/Kerrison Road/ Carrow Road and at the far end of Geoffrey Watling Way (GWW). The bus gate makes this more difficult, and I ask again for a second exit from GWW and Harbour triangle. Already residents plan their movements to avoid peak times on match days, when we simply cannot get in or out of our homes. However we cannot avoid travelling in rush hour twice a day, and the objections to the application are understandable and considered. Some people have talked about moving away because it takes too long to get to work. If for example there were a roundabout at each end of the road, a bus service that ran into the evenings, some community facilities, the scheme might become acceptable. If it does I would want to see passivhaus building standards, with orientation for solar gain. Off-street parking would be needed for residents and visitors, social housing in accordance with the Local Plan, and plenty of public space between the buildings and the river. We may need to defer this application until a way can be found to mitigate the inevitable increase in traffic.

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Anglian Water

11. No objection in principle. Comments provided on local assets, foul drainage capacity, foul sewer connections, surface water disposal and connection should SW treatment change and also suggested consultation with EA and LLFA.

Broads Authority

12. No objection in principle. Confirmed that the Broads Authority does not wish to raise an objection.

Design and conservation

13. No objection in principle. Provided initial detailed comment on height, massing and elevation treatments and requested revisions to scheme. Following submission of revised details noted changes and requested change to north elevation. On revised scheme happy that the proposals now address the issues raised.

Environmental protection

14. No objection in principle. Noted findings of submitted reports and site contamination. Agrees conclusions of noise report for protection from noise for suitable design of building fabric and asks for development to adhere to report recommendations plus require the east façade to have the same glazing mitigation strategy as the north and west facade.

Environmental services team

15. No objection in principle. We would expect the bin stores to be beneath the flats and collection would be from the bin store.

Environment Agency (EA)

16. No objection in principle. Provided guidance on SUDS and, to avoid risk to the environment, suggest condition. Identified flood area and advised that submitted flood risk assessment provides information necessary to make an informed decision. Commented on Sequential Test and Exception Tests. Commented on finished floor levels in line with NPPG on probability events and noted emergency flood plan and details are subject to LPA satisfaction of suitable flood evacuation exists for lifetime of development. Advises that environmental permit might be required for works within 8m of the designated main river.

Highways (local)

17. No objection in principle. The proposed form of development reflects the urban context of the site within the emerging Carrow Quarter. Provided additional commentary in relation to local concerns on junction impacts in the area. Commented that the development would be a low car scheme and that no on-street parking permits will be issued to this development; EV charge points for each parking space / fast EV charge points; adoption of Geoffrey Watling Way; informal turning head; built as a shared surface road, with a Pedestrian and Cycle Zone restriction (no waiting at any time, loading allowed) and requires Traffic Regulation Order (£1695 fee plus signage costs); on street parking spaces designed as limited waiting (with an option that these are Pay & Display bays) - operating hours and the maximum wait time subject to further consideration and consultation. Street trees if within the adopted highway maintenance fee levied as part of the S38 agreement. Details required of refuse and cycle storage. No street lighting will be provided by the Highway Authority, recommend that the applicant considers private provision of lighting attached to their building and near site vehicle and pedestrian accesses. Public access across eastern end of the road is safeguarded to facilitate a vehicular/pedestrian/cycle route – recommend that the S106 includes reference to this essential requirement.

Highways (strategic)

18. No objection in principle. It is considered that the proposed development will not have a material impact on the strategic road network of Norwich. Are therefore content for local highways and transport issues to be dealt with by the city council under the terms of the local highways agreement between Norfolk County Council and Norwich City Council.

Housing strategy

19. No objection in principle. Have looked through the viability assessment and would concur that the scheme is not viable to deliver affordable housing. We have previously worked with Broadland Housing Association (BHA) on Phase 1 of the adjacent Carrow Quay, and to assist viability on that block Cabinet approved the awarding of grant from RTB receipts. We are aware that overall BHA plan to deliver a significant proportion of affordable housing on these sites however they also need to protect the land value and banking covenants they have should they not be able to build this out in the future. BHA may consider a bid for further RTB receipts or HCA grant funding to be able to provide some affordable housing on this site in the future but need to secure their position now relating to this site with no affordable housing required. They are aware of the current political sensitivities around delivery of affordable housing but the viability is so poor on this site they are not able to offer a concession at this time. To avoid any perceived conflicts of interest then an independent assessment of viability is required, however the information received seems reasonable.

Landscape

20. No objection in principle. Provided initial detailed comment on overall approach to open space provision; streetscape and ground level landscape provision; private amenity and external space provision; shared green spaces. Requested standard landscape condition would need to apply to any approval given. On revised scheme happy that the proposals address the landscape issues raised subject to conditions including planting, street trees, open space and building design.

Norfolk county local lead flood authority (LLFA)

21. No objection in principle. Following previous objection believe that sufficient information has now been provided to satisfy our concerns. We therefore remove our objection subject to conditions being attached to any consent if this application is approved. We recognise that the Local Planning Authority is the determining authority, however to assist, we suggest the following wording: The drainage scheme detailed in the submitted Surface Water Drainage Strategy, RLC Ref. 171091, January 2018, Rev 01 and drawing no. CL-001, Rev P5, will be implemented in full prior to first use of the development.

Norfolk historic environment service

22. No objection in principle. Potential for significant archaeological remains. Please add standard condition (AH1)

Norfolk police (architectural liaison)

23. No objection in principle. Have provided detailed comments in relation to secured by design criteria in particular policy guidance and on construction design points e.g. access control, mail delivery to flats and in planning/layout terms issues of cycle store; access surveillance and amenity space management.

Tree protection officer

24. No objection in principle. Have advised against *Metasequoia glytostroboides* (dawn redwoods) because this species of tree develops a fluted stem, large buttresses and surface rooting habit that causes disturbance to the surrounding footway, highway and adjacent built structures; and *Tilia euchlora* trees or Caucasian lime planted along Geoffrey Watling Way as this species of tree is thought to be a narcotic to bees. Other species that could be used and that are bee friendly are Alder, Willow, different lime species *platyphyllos*, *europaea*, field maple or *Sophora/pagoda* tree. Also requested details of tree pits.

Assessment of planning considerations

Relevant development plan policies

25. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS9 Strategy for growth in the Norwich policy area
 - JCS11 Norwich City Centre
 - JCS18 The Broads
 - JCS20 Implementation
26. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM4 Providing for renewable and low carbon energy
 - DM5 Planning effectively for flood resilience
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM8 Planning effectively for open space and recreation
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM22 Planning for and safeguarding community facilities

- DM28 Encouraging sustainable travel
- DM29 Managing car parking demand in the city centre
- DM30 Access and highway safety
- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing
- DM33 Planning obligations and development

27. Norwich Site Allocations Plan and Site Specific Policies Local Plan adopted December 2014 (SA Plan)

- CC16 - Land adjoining Norwich City Football Club, Kerrison Road
- R11 - Kerrison Road / Hardy Road, Gothic Works

Other material considerations

28. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF11 Conserving and enhancing the natural environment
- NPPF12 Conserving and enhancing the historic environment

29. Supplementary Planning Documents (SPD)

- Affordable housing SPD adopted March 2015
- Heritage interpretation SPD adopted December 2015
- Landscape and trees SPD adopted June 2015

Case Assessment

30. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

31. Key policies and NPPF paragraphs – JCS1, JCS4, JCS9, JCS11, JCS20, DM1, DM5, DM12, DM13, DM33, SA CC16, NPPF paragraphs 9, 14, 17, 49, 50, 73-75, 100, 103, 109 and 129.
32. The site is allocated for a mixed use development to include residential, leisure, community, office and ancillary small retail uses within the Local Plan as part of a larger site with Carrow Quay. The proposal follows guidance within this site allocation CC16. The surrounding area is characterised by a mix of residential and

commercial/recreational/retail uses. The site lies south and east of the Lawrence Scott site and test bed building and east of the football club. The delivery of residential development within the area is likely to increase through allocation site R11 to the north and east for Kerrison Road / Hardy Road, Gothic Works and possibly through other windfall sites.

33. The re-use of land is encouraged by the NPPF and the promotion of residential development on previously developed land in accessible locations addresses many key requirements of the Joint Core Strategy. In accordance with the NPPF and the national objective of boosting housing supply, policy DM12 is permissive of residential development except where sites are: designated for non-residential purposes; within a specified distance of a hazardous installation; within or immediately adjacent to the Late Night Activity Zone or at ground floor within the primary or secondary shopping area. None of these exceptions apply to this site.
34. The proposal will also meet JCS requirements to promote neighbourhood based renewal, comprehensive regeneration and increase housing densities close to local facilities. In line with policies JCS4 and DM33 discussion has taken place with the developer to assess viability of the scheme and seek a suitable level of affordable housing. This is discussed further in the sections of the report below.
35. Policies DM12 and DM13 require assessment of development requirements in relation to such issues as designing in adequate garden space, protecting amenity and providing for parking and servicing. The development provides for 73 dwellings in sympathy with the characteristics of the area and arranges the accommodation in such a way as to provide an attractive and well-designed scheme. The density is considered to be compliant with new policy requirements and dwellings are considered to be designed to respond to the concerns of local residents and officers in respect of application discussions and revisions. The site layout overall respects its context and provides adequate standards of amenity and outlook for residents.
36. The scheme would lead to the loss of an employment use building. DM17 seeks to safeguard suitable business premises for the local needs of business uses. With the application for Carrow Quay to the south alternative arrangements for a suitably sized building for future use by the football club have been agreed to overcome this loss. As such redevelopment of the site is considered to be beneficial to the wider regeneration of the area and will not result in local detriment to the football club.
37. The NPPF and DM5 seek to direct new residential development to sites at the lowest risk of flooding. The EA flood map indicates that the site allocation is at risk of flooding and extends across flood zones 2 and 3 (river edge) at medium and high flood risk. In accordance with policy the scheme should be assessed and determined having regard to the need to manage and mitigate against flood risk. Buildings used for dwelling houses are classed a “more vulnerable” use and the NPPF technical guidance indicates that such uses can be appropriate for such areas. The site is designated within allocation CC16 for residential purposes which would not require a sequential test to be applied in order to assess whether the development could be accommodated on alternative sites at lower flood risk.
38. The approach to flood risk for the site would be to a) ensure development would not increase the vulnerability of the site, or the wider catchment, to flooding from surface water run-off from existing or predicted water flows, and; b) would, whenever practicable, have a positive impact on the risk of surface water flooding in

the wider area. The approach taken to flood defense for the proposed scheme follows this guidance and increased permeability, storage, suitable floor level design and safe access have been designed in and discussed with the EA and LLFA. A condition is suggested to ensure implementation and maintenance of the agreed flood strategy. On this basis the principle of development in an area of the city at flood risk is considered acceptable.

39. The benefits of redevelopment also include the development of a vacant site within an area suitable for regeneration and which supports the objectives and policies of the development plan; is of a scale suitable for this site; helps in delivering provision of linked access to the river frontage; the provision of new homes; and enhanced public realm areas. As such the scheme accords with local and national policies for development and re-use of land and is considered to be an appropriate and preferred development for the site.

Main issue 2: Design

40. Key policies and NPPF paragraphs – JCS2, JCS18, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
41. The proposed development would see the construction of one linear east-west building. The block would provide a central courtyard/car parking and an amenity area at the west end of the site. Refuse and cycle storage have sensibly been divided up at ground level with easy access to Geoffrey Watling Way. The proposed brick finish in a variety of colours is welcomed and helps in breaking up the bulk of the building to help in creating an interesting street frontage. Final detail of materials are suggested to be agreed by condition. Balcony details and variety in the upper floor building lines have been introduced to provide better definition and interest to the elevations.
42. Parking at the west end of the building and access has been redesigned and a shared ground floor landscape space laid out to give a sense of the space here being incorporated into the scheme. Landscape spaces have been increased and space provided to allow for parking to be obscured from views from the area. This also assists in creating some enclosure to the site frontage and interest at ground floor level. This is further assisted by windows being provided to cycle storage areas and by widening and redesigning access areas onto the street both on this site and at Carrow Quay to help make a livelier frontage at ground floor.
43. The site at present contributes nothing to the character and appearance of the conservation area. The creation of suitably scaled new buildings and a newly landscaped amenity space should enhance the existing context. The scale of the buildings is generally considered to deal well with the height found in the area, particularly on the river frontage where the development steps up from the domestic scale development found in terrace streets to the north.
44. In terms of the principle of a building of this height a tall element to the scheme is not out of keeping in the immediate area, as it will be read in conjunction with the nearby residential elements at Carrow Quay and NR1 to the south. The site is seen in the context of other large buildings on the approach to the City centre. Its development at the scale proposed is unlikely to lead to difficulties in designing other development or affect the possible delivery of other development sites within the area. This had been assisted in the stepping down of the building from a focal

point at its west end to a lower height development leading into Lawrence Scott site at its east end.

45. The broad design approach is considered to be well founded and imaginative. The development will provide a new use for the site, establish a positive frontage to Geoffrey Watling Way, relate well to views across Carrow Quay to the river frontage; make creative and effective use of a contemporary use of materials and provide the opportunity for landscape enhancements. The contemporary design approach to traditional forms is welcomed and subject to conditions will largely harmonise within the existing context.
46. The overall design of the development will create a pleasant unified scheme. The current proposals are considered to provide a good balance between site density and an appropriate layout. The landscaping to the site edges, central parking space and site frontages, detail to the front of the blocks and contemporary design should also positively address the street scenes and add design interest for the area. The approach taken builds in an active frontage to the street and provides a sense of a secure courtyard. It is considered that this approach is appropriate for the area, however achieving a good design will be down to good detailing and it is therefore recommended that any consent be subject to conditions on details of fascias, verges, windows, doors, bricks, roof finish and any cladding finish.
47. The scheme provides for a percentage of dwellings designed to lifetime homes standards. These are located at upper floor positions distributed throughout the site. In terms of space standards the design of dwellings meets or exceeds housing design quality standards and follows other recognised design guidance in terms of private external amenity space allowances.
48. The site has a potentially interesting history, and this could be referenced to in some form of heritage interpretation in the public space which again is suggested as being sought by condition.

Main issue 3: Transport

49. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
50. Analysis of trip generation from the development indicates that this will be relatively low at peak times with limited impacts on the wider road network. Changes to the roadway are limited to providing access points to the site from Geoffrey Watling Way. Access arrangements have been assessed and overall the scheme design allows appropriate access for service and other vehicles without detriment to operations or safety in the immediate area. Suitable sized bin stores are located close to the roadway for ease of collection and limit the need for service vehicles to enter the site.
51. Subject to conditions on surfacing and design work the access and servicing provisions are considered to be acceptable. Conditions are also suggested for the provision of bin facilities to ensure adequate design and secure access.
52. The site is located within a location suitable to promote travel by more sustainable forms of transport and in policy terms is within a location potentially suitable for car free or low car housing. With good links available to the local centre and public

transport infrastructure it is therefore accessible by sustainable modes for all. Car ownership is likely to be lower than average due to close proximity of facilities. The car parking levels overall are below the Council maximum standard for the scale of development but allow some flexibility in parking. Electric charging points are also incorporated into the scheme. The scheme incorporates measures to improve choice to cycle with a high level of secure and public cycle parking facilities.

53. The design of parking within the development area is provided within groups, close to and adjacent to new dwellings and within view of the active spaces within these homes. The layout proposed for the internal courtyard demonstrates that adequate space for safe walkways and access through the area is also provided. On balance and in comparison to the removal of the previous commercial operation this level of car parking is considered to be acceptable and should adequately address parking issues within the area.
54. Cycle parking is available within bike stores for the flats built into communal space and have direct access to the highway. Details for provision of storage areas are suggested by way of conditions. It is envisaged that the very good level of accessibility for the site that travel will likely result in a modal shift towards more sustainable modes of travel. This approach is reinforced within policy DM28 and DM31 which gives an indication of suitable levels of car parking for various locations.
55. Concerns regarding congestion are noted and understood. Congestion at the junction of Carrow Road with Canaryfields occurs at peak times, predominantly due to congestion on the main road network that is routine. Regeneration of Carrow Quarter (sites to the rear of NCFC) has been subject to a masterplan that sought to deliver housing development on the basis of 'low car' provision to seek to minimise congestion. Sites near NCFC were historically used for car and coach parking, and that their redevelopment overall will mean there are fewer vehicles on these sites than there were when they were fully occupied.
56. In terms of the bus gate, this has been implemented to ensure that the inner ring road is protected from excessive traffic from the Carrow Quarter area. It is transportation policy to promote sustainable transport modes such as frequent bus services, and indeed there is a bus service that serves Canaryfields that connects to the rail station, city centre and university. When further development occurs at the Deal and Utilities site, it will be vitally important for residents to walk, cycle and use the bus from Carrow Quarter into the city.
57. Matchday congestion is managed by road closures at specific times to protect pedestrian safety, this is clearly signposted and local residents take this account when planning their daily trips to avoid congested periods. Such congestion near football grounds is not unique to Norwich and is commonplace around the UK. In terms of the issue of traffic congestion it is the view of the Highway Authority that the proposed development will not result in worsening of the current situation. Currently a strategic review of all junctions on the inner ring road is underway that is assessing planned traffic growth and what if any improvements can be made to maximise capacity and ensure there is provision for pedestrians and cyclists to cross major junctions. Highways advice is that it is not reasonable or proportionate for major road junctions to be reviewed as part of the Groundsman Hut site, for the reasons given previously.

58. We have found that car ownership and car use on sites near to the city centre, such as Carrow Quarter are below average. Census data from 2011 indicates that approx 33% of households in this part of the city use a car for travel to work, whilst 29% walk and 9% cycle. For this reason residential development on brownfield sites on the edge of the city centre encourage highly sustainable travel behaviour. Over time as the area increases in population this will help to deliver improvements to the frequency and spread of bus services through the day and evening. For these reasons the local and strategic Highway Authority have no objection to the proposed development.

Main issue 4: Amenity

59. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
60. The scheme provides for 73 dwellings within an arrangement of one stepped block. Buildings are flat roofed and provide additional amenity spaces at higher roof levels. The shape of the site has led to the positioning of buildings within the west to east alignment. This is seen to be an acceptable arrangement to provide on-site amenities for the benefit of residents.
61. The flats have areas of private space incorporated into their layout and also share communal external spaces within the development. There are other off-site amenities within easy access of the site. Generally the properties have been designed to meet appropriate space standards. The scheme layout will also enhance links through the area and trees and planting within the site enhance the street frontage along Geoffrey Watling Way. The provision of planting and design features within the site will also enhance the amenity and outlook for existing and future residents.
62. The arrangement of dwellings in each section seeks to minimise overlooking by ensuring suitable bedrooms/bathrooms or stair landings layout. Some of the flats could overlook other new flats, but in these instances changes have been made to layout of flat types and amenity screens provided to balconies to avoid significant overlooking issues between these properties. The buildings are stepped in height and take advantage of the site levels to improve light levels between buildings. This aids not only amenity but also winter light levels for thermal gain. The blocks of flats are positioned near existing residential properties but still at a distance and orientation to not significantly impinge on local amenities. The distances between existing and new buildings are considered to be acceptable and typical of an urban layout for all elements of the scheme.
63. Early assessment of shading and building distances has indicated that there will be no significant loss of light, loss of outlook or overlooking to adjacent properties. Layout has also removed main habitable room windows directly overlooking adjoining property to the north. Some upper floor windows could be obscured glazed and fixed opening designed to avoid creating difficulties for residents from overlooking but in the circumstances this is not considered necessary.
64. The submitted noise report indicates that dwellings could be affected by operations in the area. Suitable building design and use of glazing / ventilation systems indicate that the world health organisation sound levels for residences can be met. Some exceedance of these might be experienced in private balconies but some exceedance of levels is considered acceptable having regard to the location and

that there is the provision of additional communal open space within the development. Other potential noise sources exist but the submitted noise report concludes that break out noise from these sources and suitable building design can adequately address amenity issues and this has been confirmed by environmental protection officers.

65. The adjacent business could potentially impact on new residences. However; regard has been had to retaining established commercial operations and potential for commercial noise and activity and in designing the scheme this existing relationship has been taken into consideration and upper floor private amenity spaces have been largely protected from these properties. The submitted noise report advises on proposed building design to increase insulation levels and glazing design and the development should not be greatly affected by business noise sources. In the circumstances it is unlikely that new development within the area would significantly impact on the lawful operation of nearby businesses.
66. Although no exact details have been provided, lighting should be positioned to the front entrances of dwellings together with lighting provided to illuminate the central car and cycle parking, footpaths and bin stores. Illumination of the communal spaces will help to further overcome security issues and are considered to be essential features to promote a safe and secure development. Conditions are suggested requiring submission of details of site lighting to ensure that there is no design or adverse amenity impacts or that light spill affects the ecology value of the wider area.
67. The proposals work well with reference to their relationship with adjacent properties and subject to conditions on joinery, glazing and landscaping it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of outlook, overlooking or overshadowing or in terms of quality of the living environment for existing or future residents.

Main issue 5: Landscaping and open space

68. Key policies and NPPF paragraphs – DM3, DM8, NPPF paragraphs 9, 17 and 56.
69. Details have been worked up for indicative landscaping proposals across the site including the communal spaces and edge of the site. The proposal is intended to give communal benefits to future residents and the integration of the west edge into the layout of the site should help create connections and new legible spaces in the area. Of particular importance will be the detailing of communal spaces and how they are defined in relation to the wider area and for the creation of a pleasant access space within the development itself. The site also increases ground permeability which assists with drainage strategies and provides for some part green roof areas.
70. The development should be well landscaped to enhance its use and to promote biodiversity links. The setting out distance of buildings and road edge enables new trees to be positioned between buildings and Geoffrey Watling Way on the south side of the site to help soften the street scene. Other planting is proposed within the courtyards at key connection points through the site.
71. Further details will also be required on the planting scheme for the site as well as internal boundary treatments. The indicative layout of these spaces is considered to

be acceptable and it is suggested that the specific details be conditioned as part of any consent. Conditions are also suggested to ensure biodiversity enhancements are provided as part of the scheme and an informative added in relation to wildlife protection. Details requiring a scheme for the provision and maintenance of landscaping and the central open space are also suggested by way of condition.

72. Design of hard surfaces for circulation, parking and pathways will be critical to the final design of the scheme and whilst initial examples of materials have been shown details of final hard landscaping are suggested to be agreed by condition. A condition related to historic interpretation which could be incorporated into any landscape scheme is mentioned above.

Main issue 6: Affordable housing and viability

73. Key policies and NPPF paragraphs – JCS4, DM33, NPPF paragraph 50.
74. The target level of affordable housing on the site is 33% or 24 of the 73 dwellings.
75. The scheme has been submitted with a viability assessment to consider the appropriate level of affordable housing provision on the site. This indicates that meeting the target provision of 33% is not viable in prevailing market conditions and that no affordable housing provision is viable on the site. This assessment has been subject to review by the District Valuer who has confirmed that, in principle, the viability assessment submitted with the application is acceptable in terms of the conclusion that no affordable housing provision is viable on site.
76. Policy 4 of the JCS states that the target proportion of affordable housing is 33% and goes on to state that the proportion of affordable housing sought may be reduced and the balance of tenures amended where it can be demonstrated that the site would be unviable in prevailing market conditions. Given the findings of the viability assessment and independent review the scheme would be in line with JCS policy 4 with no on-site provision.
77. However, the scheme along with the adjacent Carrow Quay development have been subject to negotiations with planning and housing officers to seek to secure higher levels of affordable housing than viability appraisals would typically allow for.
78. The S106 agreement for the adjacent Carrow Quay site secures 33% affordable housing which equates to 83 of the 250 dwellings. The applicant has advised that it is currently their intention to deliver 213 affordable dwellings on the Carrow Quay site which would equate to 65% (213 of a total of 323 units) affordable housing across the two sites. 33% across the two sites would equate to 107 dwellings.
79. Despite the outcome of the viability appraisals and following negotiations with officers the applicant is offering to sign a S106 agreement to deliver 15% affordable housing (11 of the 73 units) on the adjacent Carrow Quay development. This would secure 94 units of 323 units across the two sites as affordable (29% across both sites). Whilst, as stated above it is the applicants intention as a registered provider of affordable housing to deliver a greater number of affordable units than this, they are reluctant to have these secured via a S106 agreement due to Homes England funding arrangements for affordable housing.
80. The applicant has explained that Homes England will not fund affordable housing which is provided through a Section 106 Agreement, but will fund affordable

housing (both shared ownership and rented accommodation), which is delivered through what otherwise would be market accommodation. As such there is scope to secure grant funding for units which are not covered by the S106 agreement.

81. Whilst members may have regard to the applicants intentions to deliver a greater number of affordable units, as these will not be secured via a S106 agreement very limited to no weight can be given to this in any decision. However, members should give weight to the benefits of delivering 15% affordable housing on a site where viability indicates that 0% would be policy compliant. Whilst this delivery would be offsite it would be immediately adjacent to the proposed development and is considered appropriate in the particular circumstances of this case.
82. There are two ways of securing the 15% provision, this may be via a new S106 agreement or by amending the existing S106 agreement relating to Carrow Quay. Should members approve the scheme it is recommended that authority is delegated to officers to take forward either a new S106 agreement or an amendment to the existing agreement on Carrow Quay.
83. The adopted Affordable Housing Supplementary Planning Document (SPD) states that where reduced affordable housing is accepted a S106 Obligation will be required and include an affordable housing viability review clause. This will require development viability to be reassessed in the event of development not being delivered within an agreed timescale. Given that 15% affordable housing is being secured above the policy compliant levels a review mechanism is recommended where occupation of Carrow View has not taken place within 5 years of the grant of consent. Whilst this is at variance to the SPD it is recommended due to the offer of delivery of 15% affordable housing and in the context that a review within the lifetime of the consent would almost certainly show that 15% was unviable. The 5 year occupation trigger would however guard against a lawful start on site being made and a developer sitting on the site over the long period of time. The review mechanism would fall away as soon as 94 affordable units are delivered on the Carrow Quay site.

Compliance with other relevant development plan policies

84. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes subject to condition
Car parking provision	DM31	Yes subject to condition
Refuse Storage/servicing	DM31	Yes subject to condition
Energy efficiency	JCS 1 & 3 DM3	Yes subject to condition

Requirement	Relevant policy	Compliance
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes subject to condition

Other matters

85. The following matters have been assessed and considered satisfactory and in accordance with relevant development plan policies, subject to appropriate conditions and mitigation.

Archaeology

86. Key policies and NPPF paragraphs – JCS1, DM9, NPPF section 12 paragraphs 128 and 141.
87. The desk based assessment submitted earlier provides explanation of the examination of evidence and details that the site is likely to have significant prehistoric or roman remains. The Historic Environment Service has therefore asked for an archaeological Written Scheme of Investigation prior to works commencing on site. The findings of such research could also assist with a scheme for heritage interpretation for the site. The site has a potentially interesting history, and this could be referenced to in some form of heritage interpretation in the public space which again is suggested as being sought by condition.

Biodiversity

88. Key policies and NPPF paragraphs – JCS1, DM6, NPPF paragraph 118.
89. An ecological assessment and bat roost survey have been submitted with the application and in terms of ecology the site, being mostly simple pitched roofed buildings in reasonable repair and other hard surface areas, appears to be of low ecological value. There are small patches of ephemeral vegetation providing some habitat but the maintained nature of the site has meant that the main interest would be nesting birds and potentially for foraging for bats. Potential impacts to protected species and other species of conservation interest from development of the site have been assessed as being minimal. Potential impacts on bat activity from lighting on the site are possible.
90. Mitigation would be suggested primarily as native species planting as being part of any new landscaping scheme and for the provision of bird and bat boxes. It is recommended that a number of bird / bat boxes are incorporated into the development, and installed on some of the new homes. It is suggested that any external lighting provided in conjunction with the development should be of a modern, low spill type to minimise light seepage into the open areas at the edges of the site and that such detail is controlled by condition. Conditions are also suggested to ensure biodiversity enhancements are provided as part of the scheme and an informative added in relation to wildlife protection during site works.

Contamination

91. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 120-122.
92. Phase 1 assessment of the site in terms of contaminants and remediation has been submitted with the application.
93. The report is acceptable and makes several recommendations. It is clear that whilst some elevated pollutant levels are possibly present, the site is not likely to be grossly contaminated given its known site history. The report suggests that pollution of controlled water is low and that this may be a result of wider area contamination not related to the development site. The Environment Agency have been consulted on the application and made no observations on contamination and groundwater protection.
94. The reports make some recommendations relating to potential remediation, and a remedial method statement should be developed to cover all points raised. Additional ground gas monitoring will also be required. Local impacts should be limited and development acceptable subject to conditions on contamination assessment, to stop works and submit details of remediation if unknown contamination is found during works and to ask the developer to provide details of testing and/or suitable compliance for any imported top soil material.

Energy and water

95. Key policies and NPPF paragraphs – JCS3, DM1, NPPF paragraphs 94 and 96.
96. The applicant has explored a number of construction and engineering services methods to minimise energy demand and produce renewable energy on site. The general principle of design would be to use high levels of insulation to ensure that the energy demand profile is reduced. CHP plant in tandem with the highly efficient central boiler plant to generate electrical power on site which can be used to offset the power required from the mains electrical grid is suggested to generate 17.9% of the developments energy requirement from on-site renewable technology in line with policy JCS3. Water efficiency targets in line with current guidance are also mentioned within the submitted energy, water and construction statement.
97. Specification of a site waste management plan; planning of material quantities and delivery timings; and where possible, locally sourced materials used for construction should also improve the methodology for construction to assist in reducing construction and resource impacts.
98. The scheme is therefore considered to be acceptable and suitable conditions are suggested for the development to ensure energy systems are provided and maintained on site as necessary and that water conservation measures are incorporated into the scheme.

Flood risk

99. Key policies and NPPF paragraphs – JCS1, DM5, NPPF paragraphs 100 and 103.
100. Discussion on the exception and sequential test is mentioned above in terms of accepting development in this location which has been allocated for development. This development includes potential for benefits of regeneration and housing, need

for housing and flood control. The design strategy for the site has been considered in discussion with the LLFA and EA comments ground levels and slab height above ordnance datum (AOD) and impacts from flood zones. It is also noted that the site at present is 100% impermeable. The EA are satisfied that the flood risk assessment submitted with the application provides information necessary to make an informed decision and have provided guidance on finished floor levels set above AOD and impacts from annual probability events, including an allowance for climate change.

101. The site lies within Flood Zone 2 and at the river edge within zone 3 defined by the 'Planning Practice Guidance: Flood Risk and Coastal Change' as having between a medium and a high probability of flooding where notwithstanding the mitigation measures proposed, the risk to life and property within the development from fluvial inundation would be unacceptable if the development were to be allowed. The proposal is for a "more" vulnerable development as defined in Table 2: Flood Risk Vulnerability Classification of the Planning Practice Guidance". A document has been prepared and submitted by Rossi Long (Surface Water Drainage Strategy: Residential and Associated Development Carrow Quay and Carrow View, Norwich, RLC Ref. 171091, January 218, Rev 01) in support of a number of different planning applications in this area for Carrow Quay and this application site.
102. The Drainage Strategy submitted is intended to collate all previously submitted information for the various schemes in respect of Surface Water Drainage. The area as a whole comprises of two developments, Carrow View which comprises 73 dwellings and Carrow Quay which comprises 250 dwellings. Carrow Quay has a flow control limiting discharge to the River Wensum to 5 l/s for all rainfall events where Carrow View has a flow control limiting discharge to the existing Anglian Water sewer to the east at 5l/s for all rainfall events. Both sites will use cellular attenuation tanks and permeable paving (with a 200mm subbase) sized to accommodate a 1:100 + 40% climate change rainfall event. The extension to Geoffrey Watling Way will have a separate drainage and flow control discharging to a maximum of 5 l/s for all rainfall events.
103. As a result, all three elements will create a post development flow rate for the 1:100 year + 40% climate change event of 15 l/s, which is less than half of the pre-development flow rate of 35.8 l/s, creating betterment. Responsibility for management and maintenance of the drainage features for Carrow Quay will rest with the owners (a combination of private individuals and RSL). The owners will be responsible for ensuring that acceptable measures are in place to carry out the required maintenance of these features, either directly or through a third party (e.g. Management Company). This responsibility should then be passed to successors in title through the Deeds of the properties. Initial responsibility for maintenance arrangements will rest with the developer. The management and maintenance for Carrow View is the same as above, however without RSL involvement. The highway extension to Geoffrey Watling Way will be adopted and maintained by Norwich City Council.
104. The report identifies that the flood risk elements of the previously submitted reports have already been approved by the Environment Agency and are not affected by the change to the surface water drainage strategy. This includes information on flood defence levels, resilient construction, flood evacuation and other issues relating specifically to flood risk. Following previous sufficient information has now been provided to address concerns subject to conditions being attached that the

drainage scheme detailed in the submitted Surface Water Drainage Strategy, RLC Ref. 171091, January 2018, Rev 01 and drawing no. CL-001, Rev P5, will be implemented in full prior to first use of the development.

105. The design approach to building levels, increased permeability and surface water control before discharge from the site by way of attenuation tanks are seen to be an acceptable approach to surface water drainage design and flood defence for the site and area. To ensure that the development would be safe for its lifetime a condition is suggested to ensure that details of the flood evacuation plan are agreed and operations continue into the future.

Trees

106. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.
107. Tree impact is limited with only a small group of trees positioned to the east of the site. The trees are semi-mature and would be positioned outside of any area of building development. Assessment and recommendations in terms of potential for future impacts, which are considered to be limited, and for any necessary works to protect the tree during construction are not required.

Equalities and diversity issues

108. There are no significant equality or diversity issues.

S106 Obligations

109. As discussed within main issue 6 above it is proposed to secure 15% affordable housing (11 units) within the adjacent scheme at Carrow Quay in addition to the 33% (83 units) already secured as part of that consent. A review mechanism is also suggested if occupation of Carrow View does not take place within 5 years of the consent. This is explained in greater detail under main issue 6.
110. It is also suggested that a permissive path is agreed within the S106 agreement to ensure future access across land to the end of Geoffrey Watling way into the Lawrence Scott site to assist in access to future allocated development. Provision of trees along the site frontage are suggested as being secured by condition and maintained by the applicant in the future.

Local finance considerations

111. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
112. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
113. In this case local finance considerations are not considered to be material to the case.

Conclusion

114. The comprehensive proposals for a high density and contemporary form of urban development have been carefully developed and the scheme in terms of: design quality; delivery of housing in a highly sustainable location; and the effective re-use of a vacant site provides a suitable form of development in this edge of City centre location close to local facilities and transport connections. The scheme also provides for other benefits in enhancing this long standing underused site and for the potential delivery of affordable housing. The development is seen to be in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01091/F - Land North of Carrow Quay, Kerrison Road, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing, tree contribution and access across the adjoining roadway and subject to the following conditions:

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accord with drawings and details;
3. Details of facing and roofing materials; brick bond and mortar; joinery; glazing to ground floor openings; verges; vent systems; external lighting; and heritage interpretation;
4. Details of any remaining archaeological work and written scheme of investigation
5. Details of vehicle charging points; cycle storage; site management for parking/access; and bin stores provision;
6. Details of highway design works;
7. Construction management plan; parking; wheel washing;
8. Details of landscaping including: planting; tree pits; biodiversity enhancements, bird and bat boxes; site treatment works; boundary treatments, including separation of private amenity areas, gates, walls and fences; edge treatment to roof terraces and gardens; landscape features such as planters, seats, raised walls etc. complete with heights or levels to indicate the overall appearance; parking, service road and path link surfaces; and landscape management and implementation programme and maintenance;
9. Details of provision and maintenance of low or zero carbon technologies / renewable energy sources;
10. Water efficiency measures to comply with latest standards;
11. Compliance with the surface water drainage system and future maintenance of;
12. Details of emergency flood warning and evacuation plan and implementation of surface water flood strategy;
13. Site contamination investigation and assessment;
14. Details of contamination verification plan;
15. Cessation of works if unknown contaminants found and submit details of remediation;
16. Details of testing and/or suitable compliance of all imported material prior to occupation;
17. Details of glazing and compliance with the recommendations of submitted noise report.

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 at the pre-application and application stage the application has been approved subject to suitable land management, adoption, appropriate conditions and for the reasons outlined within the committee report for the application.

Informatives

1. Considerate constructor;
2. Impact on wildlife;
3. Highways contacts, street naming and numbering, design note, works within the highway etc.
4. Properties at this development will not be entitled to on street parking permits;
5. Environment Agency guidance;
6. Anglian Water guidance.





Report to Planning Applications Committee
Report of 8 February 2018
Subject Head of Planning Services
Reason for referral Application no 17/01588/F - Bristol House 78 -
80 Unthank Road, Norwich, NR2 2RW
Objections

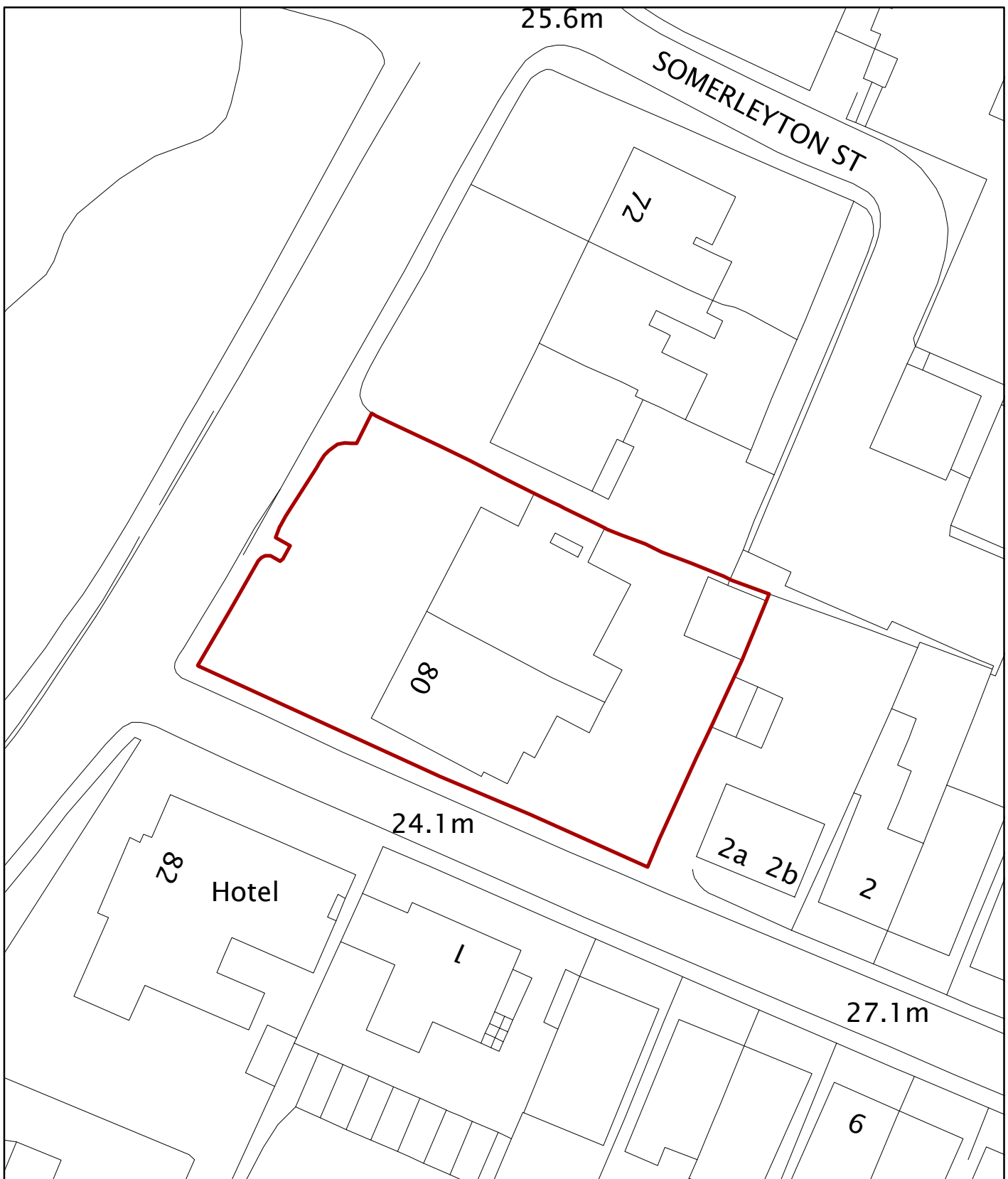
Item

4(c)

Ward:	Town Close
Case officer:	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Demolition of rear extensions, side extension and outbuilding and construction of two storey rear extension, single storey side extension and bin store to facilitate change of use to 27 bedroom HMO (class Sui Generis).		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1. Principle of development	Loss of hotel, creation of house in multiple occupation (HMO).
2. Amenity	Living conditions for future occupants, impact on amenity of neighbours.
3. Design & heritage	Design of extension, impact on locally listed building and wider conservation area.
Expiry date:	14 February 2018
Recommendation:	Approve



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Planning Application No 17/01588/F

Site Address Bristol House, Unthank Road

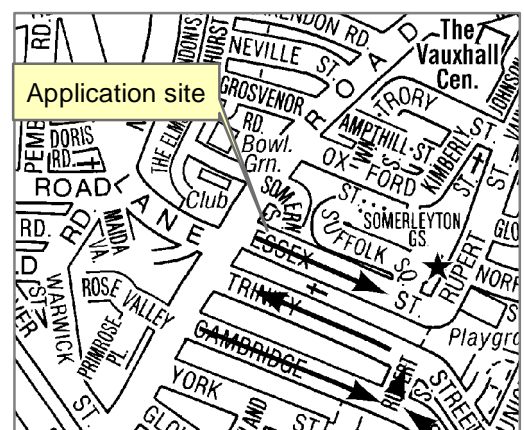
Scale 1:500



NORWICH
City Council

PLANNING SERVICES

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The site, surroundings & constraints

1. The site is located on the south-east side of Unthank Road on the corner with Essex Street. The site is occupied by a semi-detached pair of former residential dwellings which are in a poor state of repair and have most recently been in use as a hotel.
2. The properties are both locally listed and covered by an Article 4 Direction which removes any permitted development rights relating to works to the windows and development fronting the highway. The site sits within the Heigham Grove Conservation Area. Most of the buildings in close proximity to the site are also locally listed.
3. There are a number of mature trees at the front and the rear of the site.
4. The site sits within the Critical Drainage Catchment Area.

Relevant planning history

Ref	Proposal	Decision	Date
4/2002/0219 (78 Unthank Road only)	Demolition of existing garage and replace with new garage.	Approved	16/04/2002

The proposal

5. The proposal is for the demolition of the various rear extensions, construction of a new two storey rear extension and conversion of the property to a 27 bed HMO.
6. The proposal involves the provision of two parking spaces, a refuse storage enclosure, an area for covered and secure cycle parking for 20 bicycles and landscaped amenity areas to the front and the rear.
7. There have been negotiations throughout the course of the application which have led to a reduction in the number of bedrooms (the original proposal was for a 30 bed HMO), enlargement of the shared kitchen and living spaces, a reduction in the number of car parking spaces, provision of a rear amenity space and a redesign of the rear extension.

Representations

8. The application has been advertised on site and in the press and adjacent and neighbouring properties have been notified in writing. 2 letters of representation have been received citing the issues as summarised in the table below. Following the submission of revised plans, neighbours were later re-consulted but no additional representations were received at this stage. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The interior works will detract from the character of the building	The interior works are not subject to planning control since this is not a listed building.

Issues raised	Response
The stud walls will not offer sufficient noise protection between rooms	This is a matter that will be dealt with through Building Control rather than planning.
The front garden will attract gatherings of people	See Main Issue 2 which relates to amenity.
There are too many rooms being proposed (<i>Please note this comment related to a previous iteration of the scheme which proposed 30 rooms</i>)	See Main Issue 2 which relates to amenity.
The rear extension will block light to the neighbouring property at 76 Unthank Road (<i>Please note this comment related to a previous iteration of the scheme in which the rear extension would have been built up against the boundary with 76 Unthank Road</i>)	See Main Issue 2 which relates to amenity.
There will be too many cars and delivery vans etc coming and going. This will cause parking problems and highway danger.	See paragraph 30 which refers to transport.

Consultation responses

9. Consultation responses are summarised below. The full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

10. Detailed comments on the initial design have fed into the revised scheme.

Highways (local)

11. The site is accessibly located. Residents will not be entitled to parking permits. Detailed comments on the number and type of cycle stands and refuse storage arrangements have fed into the revised design.

Natural areas officer

12. Hedgehog gaps must be incorporated along all boundaries. Native species should be used in the landscaping to provide ecological benefits.

Private sector housing

13. Comments on the initial design regarding the licensing requirements and the lack of sufficient kitchen space. These comments have fed into the revised scheme.

Tree protection officer

14. Works should be carried out in accordance with the submitted Arboricultural Impact Assessment (AIA). Any further tree work required would need the benefit of the relevant consent since the site sits within a conservation area.

Assessment of planning considerations

Relevant development plan policies

15. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
 - JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
16. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
 - DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM7 Trees and development
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM13 Communal development and multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety
 - DM31 Car parking and servicing
 - DM32 Encouraging car free and low car housing

Other material considerations

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF6 Delivering a wide choice of high quality homes
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities
 - NPPF11 Conserving and enhancing the natural environment
 - NPPF12 Conserving and enhancing the historic environment

Case Assessment

18. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

19. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
20. Firstly, the proposal involves the loss of a hotel outside of a defined centre. There are no local policies protecting hotel uses, so this loss is considered acceptable.
21. The proposal involves the creation of a house in multiple occupation (HMO) which is a matter covered by local policies DM12 & DM13. The proposals satisfy criteria a) and c) of DM12 due to the site's sustainable location. Criteria b) of DM12 relates to the impact of the development on the character and amenity of the area, which is a matter dealt with under Main Issue 3, below. Criteria a) of DM13 relates to the provision of sufficient living conditions for future occupants, which is a matter dealt with under Main Issue 2, below. Criteria c) of DM13 relates to the provision of appropriate servicing, bicycle storage and car parking, which is a matter dealt with under the Other Issues section, below.

Main issue 2: Amenity

22. Key policies and NPPF paragraphs – DM2, DM11, DM13, NPPF paragraphs 9 and 17.
23. The first issue to consider is the ability for the development to provide future occupants with adequate living conditions. The initial scheme was considered to offer cramped and poorly lit accommodation with limited kitchen space and limited usable outside space. The scheme has undergone some changes during the course of the application based on advice from colleagues in Private Sector Housing. As a result, the number of bedrooms has been reduced from 30 to 27, bedrooms are provided with adequate sunlight, there is additional space within the kitchens and some additional external amenity space. The current scheme is considered to afford future occupants with an adequate level of residential amenity.
24. There are two immediate neighbours to the site - number 76 Unthank Road and number 2a Essex Street. Due to the amendments to the scheme secured through negotiations, the extensions have been set back from boundaries and do not give rise to any significant concerns around loss of outlook, privacy or light. Any impact on light to the neighbour at 76 Unthank Road would be minimal due to the distance the extension is set back from the boundary and the existing vegetation between the sites. The existing use of the site is a hotel providing approximately 16 double bedrooms. The proposal involves extensions to provide additional rooms, and the reconfiguration of the site to provide additional amenity space and fewer parking spaces. The use of the site as a house in multiple occupation for 27 individuals may increase the number of people coming and going from the site and the number of people using outside spaces so neighbours of the site could experience additional noise. However, given the site's adequate size and the location of neighbours' windows facing away from the site it is not considered that the proposals will cause any significant nuisance.
25. It is recommended that a condition be attached to limit the number of occupants to 27 (one per bedroom) to ensure that internal and external space is sufficient for the number of residents and to protect neighbours from an over-intensive use of the site. Subject to this condition being imposed, the proposal is considered to accord with the relevant local and national policy with regard to amenity.

Main issue 3: Design & heritage

26. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 9, 17, 56, 60-66 & 128-141.
27. The proposal involves the removal of various extensions, conservatories and outbuildings at the rear of the site. Most of these are modern structures in poor condition which serve to clutter the rear elevation and are of no architectural merit. As such, their removal is considered beneficial. There is a rear extension with a cat-slide roof which is believed to be an original part of the houses. The loss of this is regrettable but not cause for an objection given the overall benefits of the scheme.
28. While the windows on the front elevation of 80 Unthank Road are in poor condition, they are believed to be the original '6 over 6' timber sashes (or at least suitable replacements). The windows on the front elevation of 78 Unthank Road, on the other hand, are poorly designed replacements with no glazing bars. All are proposed to be replaced with double glazed timber sliding sashes which will enhance the appearance of the building which is prominent in the street scene.
29. The rear extension has been designed to reveal the rear wall on each side and has a built form which replicates the form of the original building. Materials are to be agreed by condition.

Other issues

30. The table below indicates the outcome of the officer assessment in relation to other relevant matters.

Issue	Relevant policy	Assessment
Cycle storage	DM31	20 covered and secure cycle spaces provided to the side of the property. There is no specific requirement for larger houses in multiple occupation, but this level is considered appropriate.
Car parking provision	DM31	2 parking spaces provided using extant vehicle access. DM13 seeks to limit the number of car parking spaces for schemes such as this but there is no specific requirement for larger houses in multiple occupation. This level is considered appropriate in this sustainable location.
Refuse storage	DM31	2 bin enclosures provided at the rear of the site.
Water efficiency	JCS 1 & 3	Acceptable subject to condition.
Sustainable urban drainage	DM3 & DM5	Acceptable subject to agreement of an appropriate drainage scheme.
Biodiversity	DM6	An ecology survey shows that the site has some limited biodiversity value. The proposals are acceptable subject to the recommended conditions.
Trees	DM7	Acceptable subject to conditions.
Landscaping	DM3 & DM8	Acceptable subject to agreement of an appropriate planting scheme and agreement of hard landscaping materials.

Equalities and diversity issues

31. There are no significant equality or diversity issues.

Local finance considerations

32. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

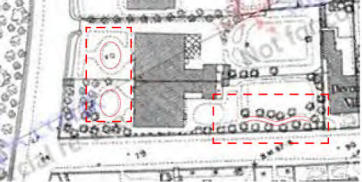
Conclusion

33. Subject to the conditions below, it is considered that the proposals will enhance the Conservation Area and provide good quality living accommodation. The development is considered to be in accordance with the requirements of the National Planning Policy Framework and the Development Plan. It has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01588/F - Bristol House 78 - 80 Unthank Road Norwich NR2 2RW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to be agreed (including vents, windows etc);
4. Water efficiency measures to be agreed;
5. Sustainable Urban Drainage Scheme (SUDS) to be agreed;
6. Landscaping scheme to be agreed (including 2 bird boxes);
7. Works to take place in accordance with the recommendations within sections 5 and 6 of the ecology report;
8. No development during bird nesting season without survey;
9. Small mammal access - hedgehog haps in boundary treatments;
10. Trees - in accordance with Arboricultural Impact Assessment (AIA);
11. Cycle parking, refuse storage, external amenity space, window replacement works, internal communal spaces to be made available prior to occupation;
12. Number of occupants limited to 27.



Enhance front lawn by forming a new oval shaped hoggin area influenced by the original garden design as revealed in the 1884 OS map shown to the left. Screen hoggin oval from street further with a curved privet hedge.

Demolish existing burnt out "lean-to", secure with keypad locking metal railing gates and install a covered cycle store for 20 no bikes on sheffield style cycle stands. All external pin key locks to be suited.

Demolish existing lean to garage, leaving corner boundary walls in place if safe and landscape to form rear amenity space.



Part M accessible ramp formed in tamped concrete with black brick edging to match existing and proposed plinth. Guarding formed from black metal estate style railings 900mm high.

New metal railings and gate painted black and secured with keypad lock. All external pin key locks to be suited.

In situ Privet hedge in old beds at site boundary to provide privacy and screening to the street scene

Part M accessible ramps.

New metal gates in the style of the existing railings.

Repair and repaint existing metal railing fence using black gloss exterior grade metal paint.

In situ Privet hedge in old beds at site boundary

Reinvigorate existing planted beds with fresh native perennial planting. Screening from the street provided by in situ privet hedges

In situ Privet hedge to old beds at site boundary to provide privacy and increase greenery on the street scene

Retain existing Lime trees bookending site entrance and return to original pollarded style as highlighted in tree consultants report.

Retain T2 existing car parking spaces to include an electric car charging point to one.

New bin store for 9no 1100L wheeled bins constructed from timber posts and rails clad with grey painted timber fence boards with pointed tops. The bin store will be covered with an aluminium profiled metal sheet roof. Bin provision provides 1 bin per 3 units

Bin store located adjacent to street and site entrance to provide easy access within 5m from the public highway as per NCC guidelines. Plant Privet hedging into existing raised planter to screen the bin store and provide greenery to the street scene.



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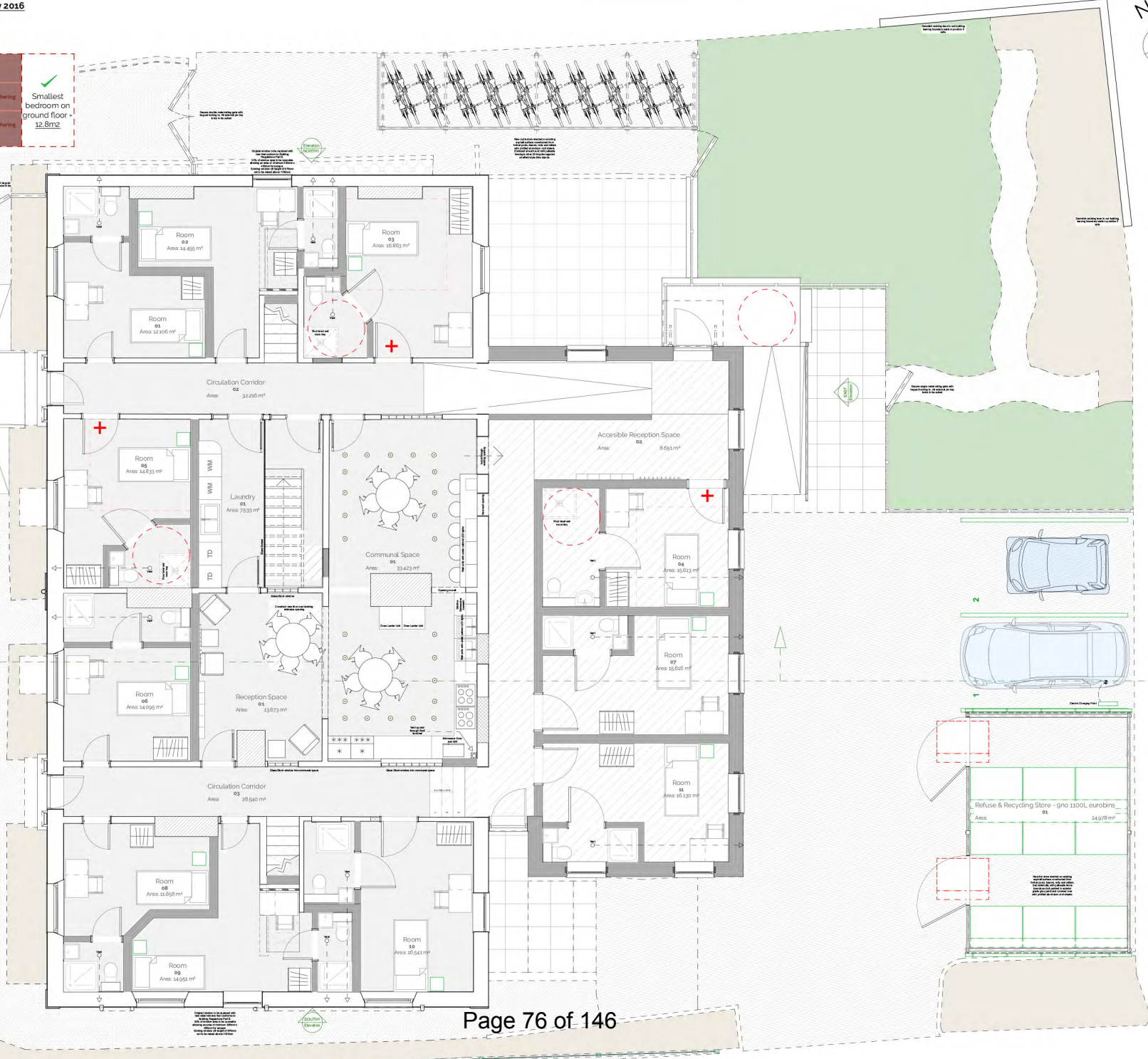
Client			
Establishment			
Project Details			
Refurbishment and Extension of 1880s House to provide 35 accommodation units			
Project Address			
18-20 Linthorpe Road Norwich Norfolk NR2 1PR			
Drawing Title			
SITE LAYOUT plan-Proposed			
JOB NO.	Drawing Number	PLOS	
1424			
Date	Issue	Drawn	Revision
18/10/2018	1		E
Drawn	Checked	CSD Date	

8. Occupancy levels

The minimum bedroom sizes are as follows:

for bedrooms with cooking facilities	a minimum of 13m ² for one person a minimum of 20m ² for two persons sharing
for bedrooms where kitchen and dining facilities are provided elsewhere in the house	a minimum of 6.5m ² for one person a minimum of 11m ² for two persons sharing
for bedrooms where there the kitchen is provided elsewhere but there are no other dining facilities provided	a minimum of 10m ² for one person a minimum of 15m ² for two persons sharing

Smallest bedroom on ground floor 12.8m²



+ Could be made suitable for those with Accessible needs.

Habitat spaces used in accordance with guidance as set out in Government documents:

* Private Sector Housing - Amenity Standards - May 2016

* Technical Housing Standards - Nationally Described Space Standard - May 2015

- New Construction
- Block up Existing opening
- Existing Chimney
- Existing Construction



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Client: Estate Education
Project Details: Refurbishment and Extension of Bristol House to provide 31 accommodation units
Project Address: 78-80 Untham Road Norwich Norfolk NR2 2BW
Drawing Title: GROUND Floor Plan - Proposed

Job No: 1424 Drawing Number: PL02
Date: 15/10/2018
Drawn: [Signature] Checked: [Signature] CSO Date: [Signature]



Vent terminals to suit roof colour

Gravity louvred vent terminals to suit wall colour

Remove PVC window and replace with masonry to match.

New double hung softwood sash window to match other new windows.

Materials & Finishes Schedule:

EXISTING BUILDING

Walls - Repaint :
 - Brickwork in mid grey exterior grade paint.
 - Brick Sillows in mid grey exterior grade paint.
 - Window frames in Gloss White.
 - Brick quoins in white exterior grade paint.
 - Brick girths in black exterior grade paint.

Rainwater Goods
 Repair and replace where necessary with black coloured aluminium half round profiles to match existing.
 Fascias to be repaired and repainted in existing colours.

Windows and Doors :
 Repaired and repainted unless otherwise noted in white gloss for windows and black gloss for doors.

Roof :
 Slate tiles to remain in place.

NEW BUILDING

Walls :
 New walls constructed in a selected red brick with light cement mortar. A plinth of black painted brick is to run through at the same course height as existing.

Rainwater goods :
 Install black half round profile aluminium rainwater goods on aluminium fascias coloured to match the existing building.

Windows and Doors :
 New windows to be softwood double hung sash in the same proportion as existing and to be painted white with white cills. Doors to be white painted timber in a matching style to existing.

Roof :
 Fibre Cement slate tiles.



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PLANNING 2017



Client			
Establishment			
Project Details			
Re-establishment and Extension of B101 House to provide 31 accommodation units			
Project Address			
18-20 Linthorpe Road Norwich Norfolk NR2 2PR			
Drawing Title			
EAST Elevation			
Job No.	Drawing Number	PL12	Revision
1424	1424	1424	1424
Date	Scale	1:50	1:50
05/05/2018	1:50	1:50	1:50
Drawn	Checked	CSO	CSO



Materials & Finishes Schedule:

EXISTING BUILDING

Walls - Repair :

- Brickwork in mid grey exterior grade paint.
- Brick Salsides in mid grey exterior grade paint.
- Window frames in Glass White.
- Brick quoins in white exterior grade paint.
- Brick plinth in black exterior grade paint.

Rainwater Goods :

- Repair and replace where necessary with black coloured aluminium half round profiles to match existing.
- Fascias to be repaired and repainted in existing colours.

Windows and Doors :

- Repaired and repainted unless otherwise noted in white gloss for windows and black gloss for doors.

Roof :

- Slate tiles to remain in place.



NEW BUILDING

Walls :

- New walls constructed in a selected red brick with light cement mortar. A plinth of black painted brick is to run through at the same course height as existing.

Rainwater goods :

- Install Black half round profile aluminium rainwater goods on aluminium fascias coloured to match the existing building.

Windows and Doors :

- New windows to be softwood double hung sash in the same proportion as existing and to be painted white with white oils. Doors to be white painted sash in a matching style to existing.

Roof :

- Fire Cement slate tiles.

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PLANNING 2023

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Report to Planning Applications Committee

Report of 08 February 2018

Subject Head of Planning Services

Reason for referral Application no 17/02033/F - The Quebec 93 – 97, Quebec Road, Norwich, NR1 4HY

Objections

Item

4(d)

Ward:	Town Close
Case officer:	Lara Emerson - laraemerson@norwich.gov.uk

Development proposal		
Change of use from public house and residential accommodation to bed and breakfast accommodation (class C1) including single and two storey side/rear extension and single storey front extension.		
Representations		
Object	Comment	Support
3	0	0

Main issues	Key considerations
1. Principle of development	Loss of pub, creation of hotel.
2. Amenity	Light, privacy, outlook.
3. Design	Design of proposed extensions.
4. Transport	Car parking, cycle parking, refuse storage.
Expiry date:	15 February 2018
Recommendation:	Approve



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Planning Application No 17/02033/F

Site Address The Quebec Tavern, Quebec Road

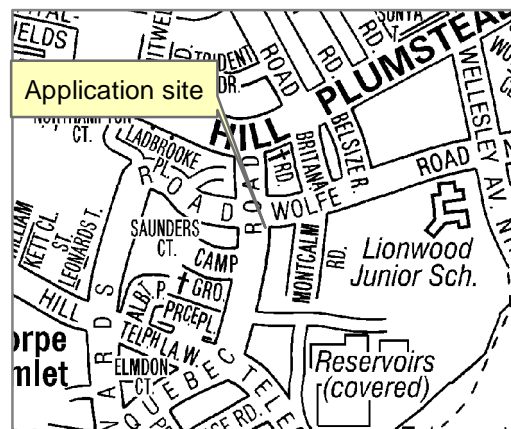
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NORWICH
City Council

PLANNING SERVICES

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The site, surroundings & constraints

1. The site is a corner plot fronting Quebec Road and Wolfe Road. The site is occupied by a two storey public house which has undergone a number of front and rear extensions which extend to the site boundaries. To the south of the site is a terrace of residential properties and to the east is a small council owned car park.
2. The pub has been listed as an Asset of Community Value since 21st October 2015. There are no other constraints on the site.

Relevant planning history

Ref	Proposal	Decision	Date
05/01187/F	Erection of porch to front of property.	Approved	19/01/2006
07/00522/F	Erection of porch and smoking shelter to front of property.	Refused	13/07/2007
08/00198/F	Erection of a front extension to enlarge the main bar area.	Approved	15/04/2008
16/00012/ACV	Nomination as an asset of community value.	Listed	21/10/2015

The proposal

3. The proposal is for the change of use of the pub into a bed and breakfast including a number of front and rear extensions. The proposed bed and breakfast would provide 9 en-suite bedrooms as well as a dining room with associated kitchen facilities.

Representations

4. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Object to the loss of the pub which served a useful public service and community hub.	See Main Issue 1 relating to the principle of development.
The pub is within walking distance of most of the previous customers. If they use other pubs there may be a higher risk of drink driving.	See Main Issue 1 relating to the principle of development.
Insufficient parking spaces - there is already a lack of on street parking spaces for residents.	See Main Issue 4 relating to transport.
It should be converted into 3 dwellings instead.	The council must consider the acceptability of the proposed development only.

Issues raised	Response
Concerns about anti-social behaviour.	The change of use from pub to hotel is not considered to give rise to any material concerns around anti-social behaviour.

Consultation responses

5. Consultation responses are summarised below. The full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Highways (local)

6. No objection. The site is in an accessible location. The rear yard, which is currently accessed over the council owned car park, should not be relied upon in the long term for bin and bike storage as this access cannot be guaranteed. As such, bin and bike storage will need to be provided at the front of the property.

Assessment of planning considerations

Relevant development plan policies

7. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS5 The economy
 - JCS6 Access and transportation
 - JCS7 Supporting communities
 - JCS19 The hierarchy of centres
8. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM22 Planning for and safeguarding community facilities
 - DM18 Retail, leisure and other main town centre uses
 - DM28 Encouraging sustainable travel
 - DM31 Car parking and servicing

Other material considerations

9. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF1 Building a strong, competitive economy

- NPPF2 Ensuring the vitality of town centres
- NPPF4 Promoting sustainable transport
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities

Case Assessment

10. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

11. Key policies and NPPF paragraphs – DM18, DM22, NPPF paragraphs 23-27, 69 & 70.
12. The first issue to deal with is the loss of the community facility. This site has been listed as an Asset of Community Value. This ACV listing does represent a material planning consideration, albeit a minor one, and so the protection of the community facility should be given slightly more weight. Policy DM22 states that development resulting in the loss of an existing community facility such as a public house will only be permitted where: a) adequate alternative provision exists within 800m of the site; or b) reasonable efforts have been made to preserve the facility; and c) evidence is provided to confirm that the property has been marketed for a reasonable period and there is no reasonable interest.
13. In this case, the applicant has successfully demonstrated that there is adequate alternative provision nearby with a total of 8 other pubs within 800m of the site. As such, part a) of policy DM22 is considered to have been met and so the loss of the public house is considered to accord with policy.
14. The second issue to consider is the principle of new bed and breakfast accommodation in this location. The site lies outside of a defined centre but since the property is currently in a main town centre use (pub) as defined by the National Planning Policy Framework, this proposal does not constitute the creation of a main town centre use outside of a defined centre. As such, it is not considered necessary to require a sequential site assessment.

Main issue 2: Amenity

15. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 & 17.
16. The two storey rear extension, which provides a stairwell, will extend towards the adjoining residential property at number 91 Quebec Road to the south. Given the site's orientation and the distances involved it is not envisaged that the proposals will give rise to any significant loss of light or outlook. There are no windows facing towards the neighbouring property.

Main issue 3: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56, 60-66 & 128-141.
18. The site is not located within a conservation area and there are no designated heritage assets in the vicinity. Nonetheless, the pub has some historic value having been situated here since the Victorian era. The side and front extensions have been amended during the course of the application and now offer traditionally designed additions which appear subservient to the main building. The rear extension is less traditional with a flat roof, but this is considered appropriate since this part of the site is not easily visible and this roof form helps reduce the impact on the neighbouring property. It is recommended that a condition be attached to require all materials to match existing.

Main issue 4: Transport

19. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
20. The proposal does not include any car parking. Given the size of the proposed bed & breakfast and the site's accessible location, this is considered acceptable. Quebec Road is within a Controlled Parking Zone (CPZ) and the business would be entitled to a limited number of parking permits. There is also on-street parking available in some nearby streets which fall outside of the CPZ and two free council car parks. Residents have noted that on-street parking is already in high demand, but it is not considered that this proposal will lead to any significant increase in parking demand over the existing pub.
21. The site is tightly constrained and so identifying an appropriate location for bike and bin storage has proved difficult. The pub currently makes use of a rear access over the adjacent council car park, but this access route cannot be guaranteed in the future. As such, a wooden bin enclosure is proposed on the Wolfe Road elevation next to the kitchen door. There are two Sheffield stands providing storage for 4 bicycles on the Wolfe Road elevation.
22. The proposal is considered to accord with the relevant policies relating to transport.

Equalities and diversity issues

23. There are no significant equality or diversity issues.

Local finance considerations

24. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority. In this case local finance considerations are not considered to be material to the case.

Conclusion

25. The proposals are considered to provide sustainable development in accordance with the criteria set out with policy DM1 of the local plan and the overall objectives set out within the National Planning Policy Framework and the Development Plan. It has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01588/F - Bristol House, 78 - 80 Unthank Road, Norwich NR2 2RW and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Bike and bin storage details to be agreed;
4. Water efficiency measures to be agreed;
5. Materials to match existing.



EXISTING FIRST FLOOR PLAN - 1:100



PROPOSED FIRST FLOOR PLAN - 1:100

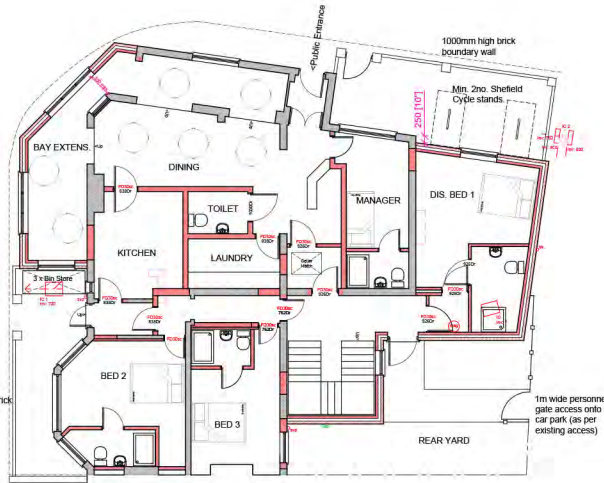


BLOCK PLAN - 1:200

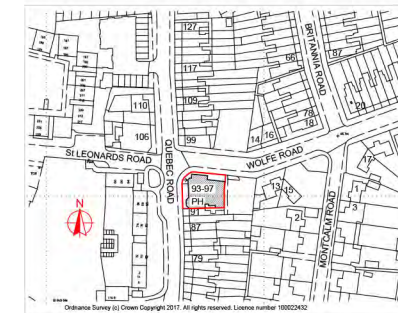
Existing rear single storey sub-standard extensions (Kitchen, Cold Store and toilets) to be demolished to provide space for rear yard, stairwell & bedroom extension.
New ground area extensions hatched in RED



EXISTING GROUND FLOOR - 1:100



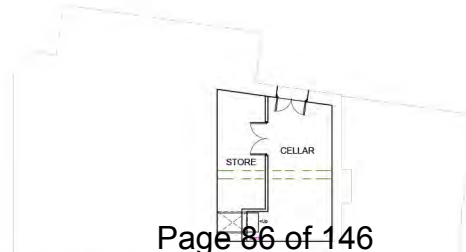
PROPOSED GROUND FLOOR - 1:100



SITE LOCATION PLAN - 1:1250



EXISTING BASEMENT FLOOR PLAN - 1:100




BASEMENT FLOOR PLAN (no change) - 1:100

Contractors MUST check all dimensions are to be worked from.
Any discrepancies MUST be reported to architect BEFORE proceeding.
If in doubt ASK!
This drawing is copyright, and is NOT to be copied, scanned or reproduced without the written consent.
Construction (Design & Management) Regulations 2015
It has been presumed that the 'principal designer duties', as detailed in the above CDM Regs have either been taken on by the client or their chosen contractor.
This means that the person who prepared these detailed drawings for the proposed works has NOT been deemed to have been appointed as a 'designer' (including principal designer) and therefore is NOT responsible for the various duties placed on designers as set out in Regulation 9 and 10 of the above regulations.

PRELIMINARY

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK
UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED

D	Planning amendments	G	24.01.2017
C	Planning amendments	G	24.01.2017
B	Initial Planning amendments	G	19.01.2017
A	Circuit amendments	G	18.12.2017

Rev	Description	Initial	Date
GJ Building Surveying Services			
			
<ul style="list-style-type: none">New Build, Conversion, Alteration and Extension DesignBuilding SurveysMeasured SurveysPlanning & Building Regulation SubmissionsProject ManagementParty Wall MattersResidential, Commercial and Industrial			
PO Box 1044, NORWICH, NR13 3NR T 01493 751137 W www.gjbs.co.uk E mail@gjbs.co.uk			

Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Approval		<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tender		<input type="checkbox"/>	<input type="checkbox"/>
Construction		<input type="checkbox"/>	<input type="checkbox"/>
Record		<input type="checkbox"/>	<input type="checkbox"/>

Client	HOMES SPACE 77		
Project	QUEBEC TAVERN 93-97 QUEBEC ROAD NORWICH NORFOLK NR1 4HY		
Title	EXISTING & PROPOSED FLOOR PLANS, BLOCK & SITE LOCATION PLAN		

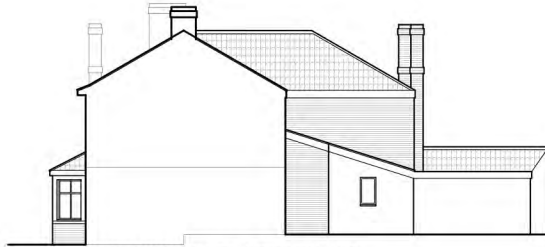
Info	Local Authority	NORWICH CC	Date Apprvd
	Planning Ref	17/02033/F	-
	Building Ctrl Ref	-	-
Date	SEPT 2017	Job No.	Dwg No.
Scale	AS SHOWN	GJ/17/1772	05
Drawn By	G		D



EXISTING WOLFE ROAD (North) ELEVATION - 1:100



EXISTING QUEBEC ROAD (West) ELEVATION - 1:100



EXISTING PARTY WALL (South) ELEVATION - 1:100



EXISTING REAR (East) ELEVATION - 1:100



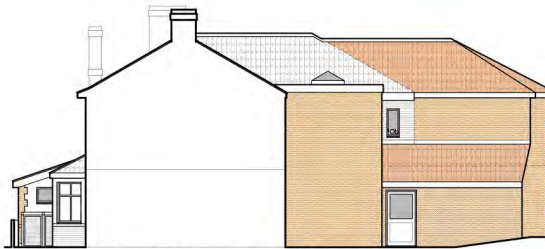
PROPOSED WOLFE ROAD (North) ELEVATION - 1:100

All existing windows to be removed and replaced with uPVC windows to match existing styles.



PROPOSED QUEBEC ROAD (West) ELEVATION - 1:100

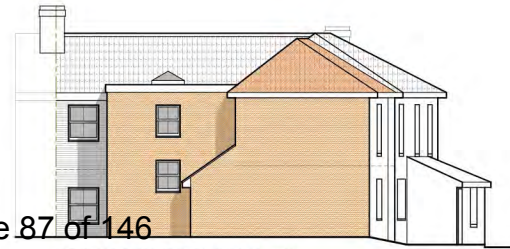
Existing single storey Wolfe Street bay to be extended by wrapping-around. All to be constructed to match existing as closely as possible.



PROPOSED PARTY WALL (South) ELEVATION - 1:100

1m² roof lantern to centre of new flat roof over new stairwell to provide natural light and smoke vent.

All new rear extensions to be in face-brickwork to match existing as closely as possible.




PROPOSED REAR (East) ELEVATION - 1:100

PRELIMINARY

ANY WORK STARTED ON SITE IS AT YOUR OWN RISK
UNTIL ALL APPROVALS AND CONSENTS ARE GRANTED

D	Planning amendments Sheffield Cycle stand	G	24.01.2017
C	Planning amendments Bin Store and Cycle loops to front	G	24.01.2017
B	Initial Planning amendments Tiled front extension, side extension roof dropped	G	19.01.2017
A	Client amendments Remove attic + add conserv.	G	18.12.2017

Rev	Description	Initial	Date
GJ Building Surveying Services			
			
<ul style="list-style-type: none">New Build, Conversion, Alteration and Extension DesignBuilding SurveysMeasured SurveysPlanning & Building Regulation SubmissionsProject ManagementParty Wall MattersResidential, Commercial and Industrial			
PO Box 1044, NORWICH, NR13 3NR T 01493 751137 W www.gjbs.co.uk E mail@gjbs.co.uk			
Issued For	Comment	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Approval	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Tender	<input type="checkbox"/>	<input type="checkbox"/>
	Construction	<input type="checkbox"/>	<input type="checkbox"/>
	Record	<input type="checkbox"/>	<input type="checkbox"/>
Client	HOMES SPACE 77		
Project	QUEBEC TAVERN 93-97 QUEBEC ROAD NORWICH NORFOLK NR1 4HY		
Title	EXISTING & PROPOSED ELEVATIONS		
Info	Local Authority	NORWICH CG	Date Apprv
	Planning Ref	17/02033F	-
	Building Ctl Ref	-	-
Date	SEPT 2017	Job No.	Dwg No.
Scale	1:100	GJ/17/1772	06
Drawn By	G		D

Report to Planning applications committee

Item

8 February 2018

Report of Head of planning services

Subject Application no 17/01791/F - Flordon House,
195 Unthank Road, Norwich, NR2 2PQ

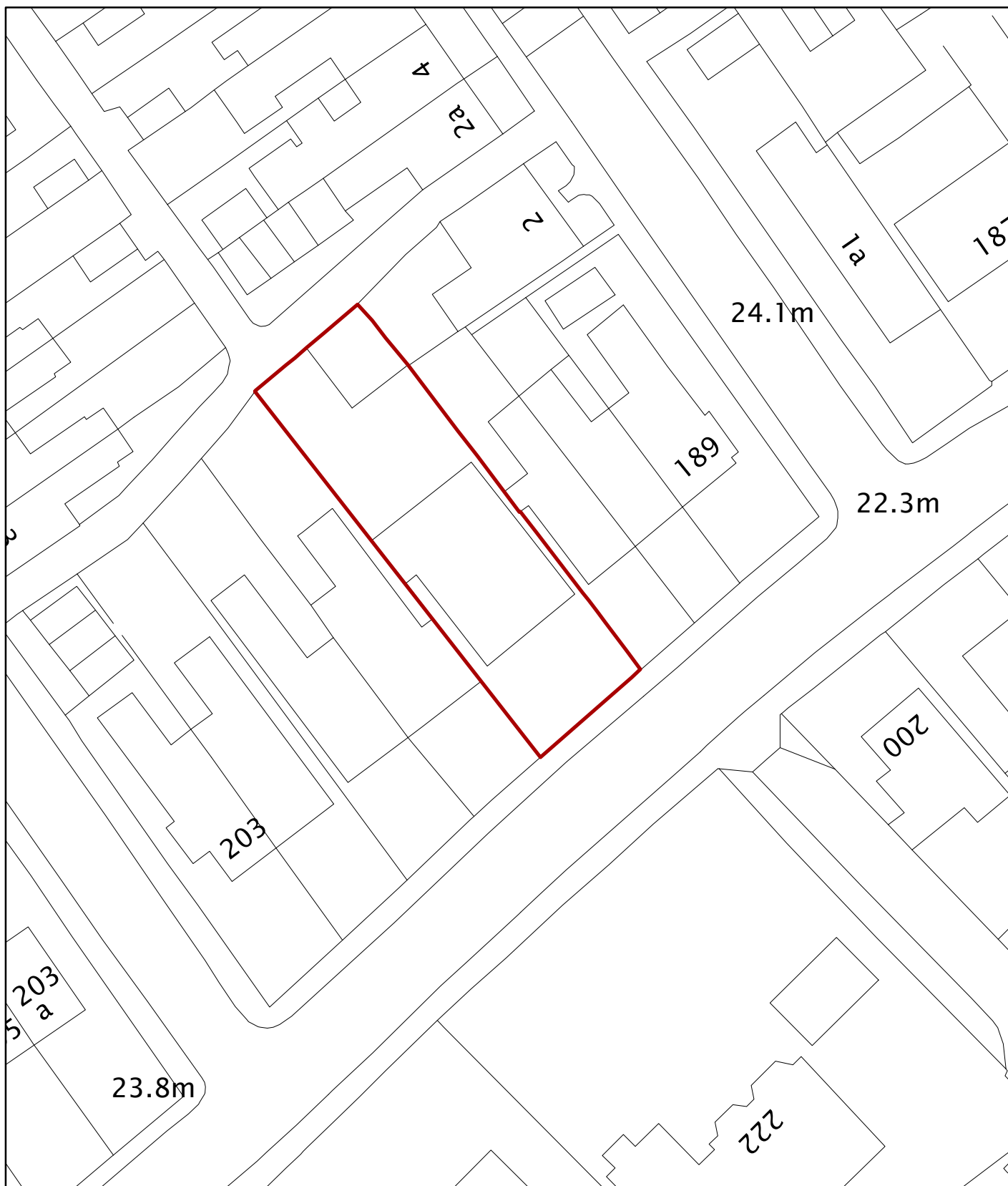
**Reason
for referral** Objections

4(e)

Ward:	Nelson
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Conversion and extension to create 5 No. apartments and demolition of rear garage.		
Representations		
Object	Comment	Support
4	1	0

Main issues	Key considerations
1 Principle of development / impact on character of surrounding area	Previous consents / provision of new housing and suitability of the proposals within the surrounding contexts
2 Amenity	Potential impacts of the proposal on the amenity of neighbouring / future occupiers
3 Parking and traffic	Access and servicing arrangements, car parking provision and impact on parking in the surrounding area
Expiry date	3 January 2018
Recommendation	Approve subject to conditions



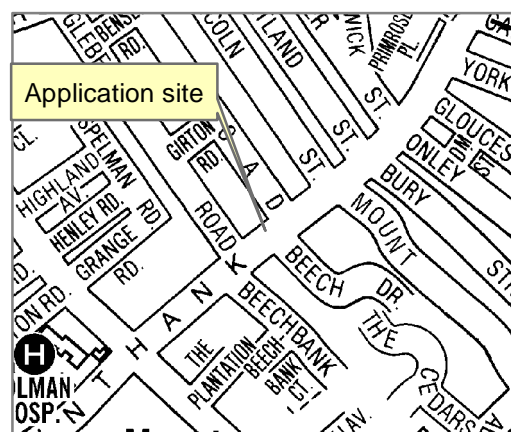
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Planning Application No 17/01791/F
 Site Address Flordon House
 195 Unthank Road
 Scale 1:500



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The site and surroundings

1. The subject property is located on the North East side of Unthank Rad, West of the City Centre. The property is a detached three-storey dwelling built circa 1900 and is constructed of cream rendered finish and clay roof tiles. The property is currently vacant but was previously used as a dwelling with an office on the ground floor (class A2). At the front of the property is a garden space separated from the highway by a boundary wall. Access to the main property is via a front door and a side access on the South West elevation. At the rear of the property is a small garden with steps up to an existing parking area and garage which can also be accessed via an alley/road from College Road and Glebe Road. The garage and rear parking area are at a significantly higher ground level than the garden space. The properties in the surrounding area are a mix of Victorian semi-detached or terraced houses.

Constraints

2. The property is located within the Unthank and Christchurch Conservation Area.
3. The property is locally listed.
4. The property is located in a critical drainage area.

Relevant planning history

5.

Ref	Proposal	Decision	Date
4/2003/0392	Extension and conversion of nursing home into 12 flats.	WDA	23/05/2003
03/00017/F	Conversion from nursing home into 16 student bed-sits.	REF	19/09/2003
03/00022/F	Conversion of nursing home into 6 bedsits and 6 flats.	REF	19/09/2003
04/00109/U	Change of use from care home to private dwelling.	APPR	10/03/2004
04/00520/F	Construction of pitched roofs & external alterations at rear, and alterations to car port/garage.	APPR	27/07/2004
07/00791/C	Demolition of existing gate brick piers and replacement with new brick piers.	APPRET	23/08/2007
16/00227/F	Conversion of office and dwelling to 5 No. flats and associated alterations.	APPR	19/07/2016

Ref	Proposal	Decision	Date
16/01402/NM A	Non-material amendments to previous permission 16/00227/F to allow internal layout alterations to facilitate load bearing walls. 2 No. roof lights to front elevation and 2 No. windows to side elevation.	REF	17/11/2016

The proposal

- The proposal is for the conversion of the existing property which was last used as a dwelling with office space on the ground floor into 5 flats.
- The proposal involves an extension into the rear garden and creation of subterranean living space beneath the raised parking area.
- The proposal involves alterations to the parking area, front garden space, demolition of the existing single storey side extension and changes to windows and doors.

Summary information

Proposal	Key facts
Scale	
Total no. of dwellings	5
No. of affordable dwellings	0
No. of storeys	3
Appearance	
Materials	Red brick, grey steel crittal-style windows Lead roof and sedum roof
Transport matters	
Vehicular access	Via a small access alleyway that links College Road and Glebe Road behind the houses on Unthank Road.
No of car parking spaces	4 spaces provided on site
No of cycle parking spaces	General bike store position shown – details required by condition

Proposal	Key facts
Servicing arrangements	Bin store in front garden and in rear parking area.

Representations

9. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 5 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
The conversion would be better as three family apartments so as not to erode the character of the area	See Main Issue 1
Loss of elderly residences	See Main Issue 1
Plans are much improved compared with the last version	See Main Issue 1
Loss of light and outlook	See Main Issue 2
Overlooking	See Main Issue 2
Noise disturbance from additional flat within the rear garden and along passage adjacent to neighbouring dwelling	See Main Issue 2
Noise and light disturbance from additional traffic	See Main Issues 2 and 4
There is insufficient parking to meet the needs of the development and the proposals will result in increased parking pressure in the surrounding area	See Main Issue 4
Servicing difficulties relating to the number of bins to be presented on street/collected from the rear	See Main Issue 4
Detrimental impact upon neighbouring property values	Other matters
Concern over potential for external fire escapes	Other matters
Concerns over exacerbation of drug usage in the area	Other matters

Consultation responses

10. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Design and conservation

11. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

Highways (local)

12. No objection on highway/transportation grounds in principle. Careful consideration needed for the management of traffic during the construction phase. Recommend construction management plan/considerate construction informative. The apartments would not receive parking permits. Bins at the rear may need to be wheeled to the nearest street for collection.

Private sector housing

13. Layout shows access through risk rooms. Possibility to install egress windows and a Grade D LD3 detection system. There should be no furniture/storage on landings/stairwells.

Assessment of planning considerations

Relevant development plan policies

14. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
 - JCS4 Housing delivery
 - JCS6 Access and transportation
15. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM5 Planning effectively for flood resilience
 - DM9 Safeguarding Norwich's heritage
 - DM12 Ensuring well-planned housing development
 - DM13 Flats, bedsits and larger houses in multiple occupation
 - DM28 Encouraging sustainable travel
 - DM30 Access and highway safety

- DM31 Car parking and servicing
- DM32 Encouraging car free and low car housing

Other material considerations

16. Relevant sections of the National Planning Policy Framework March 2012 (NPPF):

- NPPF0 Achieving sustainable development
- NPPF4 Promoting sustainable transport
- NPPF6 Delivering a wide choice of high quality homes
- NPPF7 Requiring good design
- NPPF8 Promoting healthy communities
- NPPF10 Meeting the challenge of climate change, flooding and coastal change
- NPPF12 Conserving and enhancing the historic environment

Case Assessment

17. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Principle of development

18. Key policies and NPPF paragraphs – DM12, DM13, NPPF paragraphs 49 and 14.
19. The principle of converting the existing building into five flats has already been accepted through the granting of previous permission 16/00227/F. Therefore the number of units and loss of the previous uses is deemed acceptable. The previous application considered that the scheme maximises opportunity for the conversion and reuse of an existing building, in accordance with DM12. That application also considered that the building is of considerable scale and use as a very large single dwelling or fewer flats would not represent the most efficient use of the site.
20. Therefore the purpose of this application is to assess the acceptability of the changes/differences compared with that previous scheme.
21. In addition to DM12, DM13 requires proposals for flatted development to deliver a high standard of amenity for future occupiers, not result in an unacceptable impact on the living/working conditions of neighbouring occupiers and demonstrate that satisfactory servicing, parking and external amenity space can be provided. These matters are considered further in the sections of this report below.
22. This scheme proposes the construction of a small extension to the rear which would provide access to new subterranean accommodation as well as alterations to the internal layout and the external appearance of the building. The design and amenity implications of these changes are detailed below. As the principle of conversion to five residential units has been accepted, and this proposal does not include

additional units of accommodation, the principle of the proposal is considered to be acceptable subject to further assessment below.

Main issue 2: Amenity

23. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.
24. Concerns were raised regarding loss of privacy due to overlooking. No additional windows are included within the side elevation of the existing building. The windows within the rear elevation of the building would be altered to be larger than the existing windows, however no additional windows have been proposed. The rear elevation windows are set into the building to reduce visibility splay and the green wall should offer additional privacy. Whilst it is noted that increased occupancy increases opportunity for overlooking, the larger rear windows are not considered to result in a significant change to the levels of overlooking.
25. Concerns relating to overlooking from the parking area are the same as the last application. The proposal includes planting along the boundary of the parking area to mitigate overlooking from the raised position. The planting is also intended to minimise light pollution from vehicles.
26. As the proposed extension is single storey, the scheme is not considered to have a significantly detrimental impact on outlook or result in a significant loss of light. The proposal involves the removal of an unsightly garage building on the rear parking area which is considered to improve the appearance of the rear of the site.
27. This proposal includes an extension and creation of subterranean living accommodation beneath the existing parking area. The living accommodation in this part of the site would comprise bedrooms. The rooflights above the bedrooms are not considered to result in a loss of privacy for future occupiers or neighbours. The bedrooms also have large proportions of glazing facing the courtyard area to allow for adequate daylighting of internal spaces. However, these windows are set back from the courtyard by the corridor space and therefore overlooking impact is reduced.
28. The additional subterranean accommodation would increase the amount of activity in this part of the site. However, noise associated with the flat is what would be expected in a residential area.
29. The proposal includes 5 flats that meet or exceed the standards within the DCLG Technical Housing Standards – nationally prescribed space standards. The rear flat would have sole use of the rear courtyard garden. The front garden space would be available to be used by the remaining flats. Whilst it is noted that there are several flats included within the proposal that would not benefit from sole use of private outdoor amenity space, this is considered to be acceptable in this instance given that occupants would benefit generally from a good standard of amenity in terms of internal space and outlook.

Main issue 3: Design and Heritage

30. Key policies and NPPF paragraphs – JCS2, DM3, DM9 NPPF paragraphs 9, 17, 56 and 60-66 and 128-141.

31. The existing building has an attractive front elevation, however a large extension was erected at the rear of the building in approx. the early 2000's.
32. The proposal includes the replacement of windows at the rear and installation of new windows within the extension with grey steel windows. The extension would also be constructed of red brick and lead roofing. A section of sedum roof is also proposed for the rear portion of the development. There are no proposed alterations to the front elevation of the building. These materials are considered to be appropriate and protect the character of the conservation area.
33. The single storey rear extension to accommodate the corridor to the subterranean living space would be approximately 3.00m in height. It is acknowledged that this extension would result in a change to the amount of light received to the neighbouring rear ground floor windows. However, the extension would be set back from the boundary and is not considered to be significantly detrimental given the presence of the existing boundary wall.

Main issue 4: Transport

34. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
35. Concerns were raised regarding the potential for noise disturbance from additional traffic at the rear of the site. The principle of using the road to the rear as an access to the parking area has already been established. Whilst there will likely be an increase in the number of vehicles using this alleyway, this is an extant access that currently accommodates traffic to the site and could accommodate the small increase in trips that could result.
36. Insufficient on-site parking was also raised as a concern as well as creating additional pressure on the parking situation of the surrounding area. Parking standards as set out in appendix 3 of the Local Plan indicate that new dwellings in this location would be expected to provide 0.33-1.33 spaces per dwelling. As such the provision of 4 on site spaces is in accordance with this standard. The residential units would also not qualify for parking permits in the surrounding areas.
37. The property is also located along a sustainable transport link and the provision of cycle storage on site (details to be secured by condition) encourages more sustainable modes of transport.
38. Concerns were also raised regarding servicing difficulties including the large number of bins to be presented to the street for collection. A bin store area at the front of the site was approved under the previous application. The same arrangement is proposed for this application as well as an additional bin store area at the rear of the site to service the rear ground floor flat. These servicing facilities are considered to be appropriate.

Main issue 5: Landscaping and flood risk

39. Key policies and NPPF paragraphs – JCS1, DM3, DM5, DM8, NPPF paragraphs 9, 17, 56, 100 and 103.

40. As the property is located within a critical drainage area and includes the addition of a sensitive residential use to the rear of the site, the proposal is expected to demonstrate how it would deal with surface water.
41. The proposal includes the use of permeable surfacing within the courtyard area, parking area and paths. The courtyard garden also includes an infiltration trench, tree box filter and rain garden. Landscaping includes planting a new tree, the installation of a green wall on the rear elevation and a sedum roof. Although a new extension will be constructed, there would be a net reduction in roofspace on site due to the demolition of the garage.
42. Full details of landscaping and management should be secured by condition, however the details currently submitted sufficiently demonstrate that the scheme would likely have a positive impact upon the drainage situation of the site.

Compliance with other relevant development plan policies

43. A number of development plan policies include key targets for matters such as parking provision and energy efficiency. The table below indicates the outcome of the officer assessment in relation to these matters.

Requirement	Relevant policy	Compliance
Cycle storage	DM31	Yes – secured and covered store provided at the rear of the site. Details to be secured by condition.
Car parking provision	DM31	Yes - policy compliant 4 spaces provided on site
Refuse Storage/servicing	DM31	Bin stores provided and the front and rear of the site. Details to be secured by condition.
Water efficiency	JCS 1 & 3	Yes subject to condition
Sustainable urban drainage	DM3/5	Yes – included within proposed landscaping scheme.

Other matters

44. Comments from the Private Sector Housing team indicated several areas where improvements could be made surrounding fire safety. Satisfactory fire safety systems would be covered under Building Regulations and is not a planning matter in this instance.
45. Concerns were raised that the scheme would have a negative impact on property values in the surrounding area, however this is not a planning matter and is not considered further.
46. Concerns were raised regarding the presence of drug usage in the alleys. The proposal does not result in any alterations to the alleys in the surrounding area, other than the increased usage by residents. The issues surrounding alleged drug

problems are not a planning matter and are not material to the consideration of this proposal.

Equalities and diversity issues

47. There are no significant equality or diversity issues.

Local finance considerations

48. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
49. In this case local finance considerations are not considered to be material to the case.

Conclusion

50. The principle of residential conversion on the site has previously been accepted. The construction of the subterranean living accommodation is considered to provide an acceptable standard of amenity and is of an interesting design. The proposal is not considered to result in a significantly detrimental impact on future occupiers or neighbouring amenity. The scheme represents a positive impact upon the drainage situation of the site. The scheme can provide the required level of on-site parking and is located in a sustainable location. The site can be serviced sufficiently.
51. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

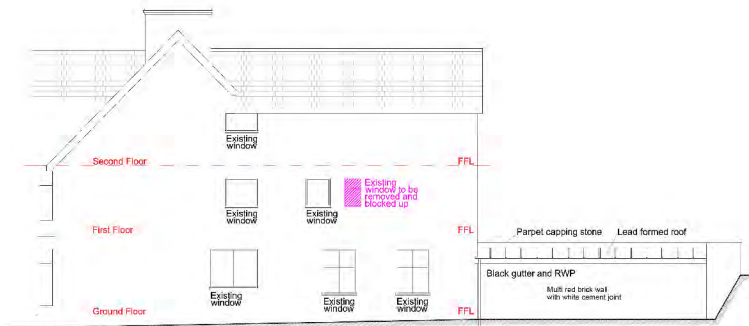
To approve application no. 17/01791/F - Flordon House 195 Unthank Road Norwich NR2 2PQ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Landscaping scheme (including boundary treatments) prior to occupation
4. Management responsibilities of outside garden areas
5. Drainage scheme (and any associated landscaping hereby approved or approved under condition 3) to be implemented prior to occupation
6. Details of cycle store and bin store prior to occupation
7. Water efficiency
8. Car parking to be provided prior to occupation

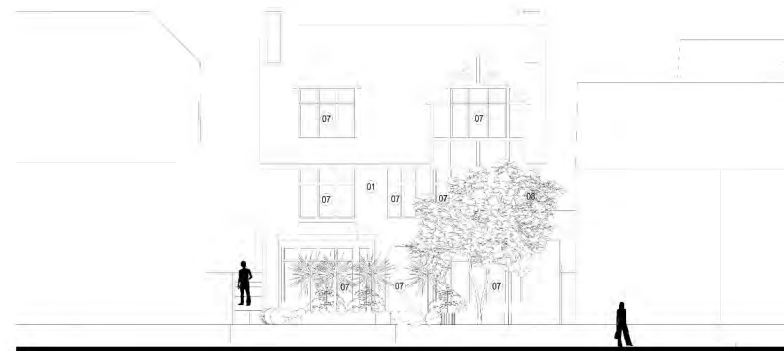
Informative

1. Considerate construction.

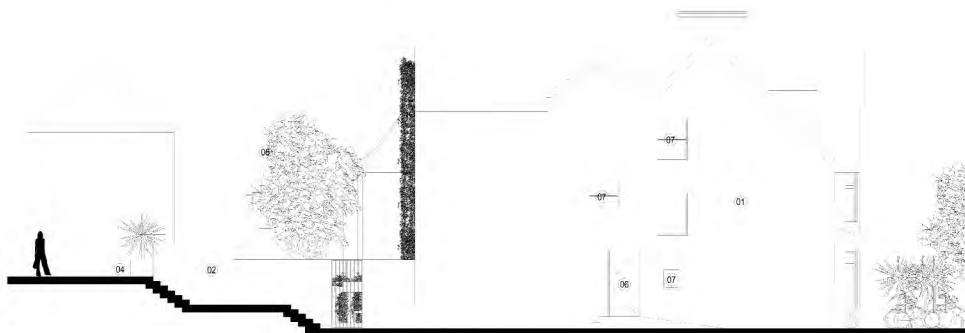
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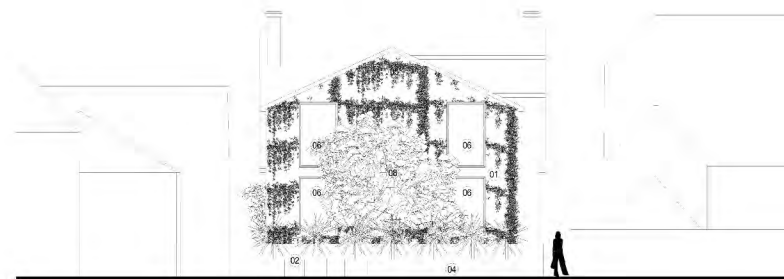
ELEVATION NE



ELEVATION SE



ELEVATION SW



ELEVATION NW

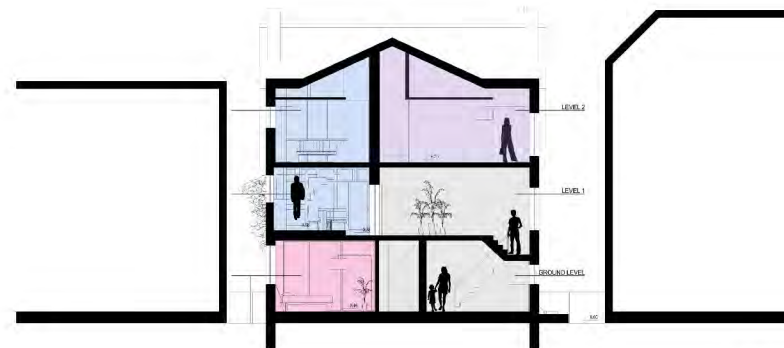
PROPOSED ELEVATIONS & SECTIONS 1:100 on A1

- 01 Existing painted walls to be painted with heritage approved pigment (French gray)
- 02 Multi-red brick
- 03 Green roof sedum blanket
- 04 Breckon aggregate
- 05 Stainless steel wired trellis with evergreen climbers
- 06 New windows / doors with steel frame or rail style with polyester coating deep gray
- 07 Existing windows / doors with new joinery hardwood white
- 08 New Silver Birch (Betula Pendula)

- FLAT 01 - 3 BED - 112 m²
- FLAT 02 - 2 BED - 81 m²
- FLAT 03 - 2 BEDROOMS - 81 m²
- FLAT 04 - 2 BEDROOMS - 77 m²
- FLAT 05 - 2 BEDROOMS - 94 m²



SECTION AA



SECTION BB

Studio Ub
Design + Build Ltd



43 Outgate
Norwich
NR3 1DD
info@studioub.co.uk
studioub.co.uk

Company No 10885979

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PROPOSED PLANS
1:100 on A1

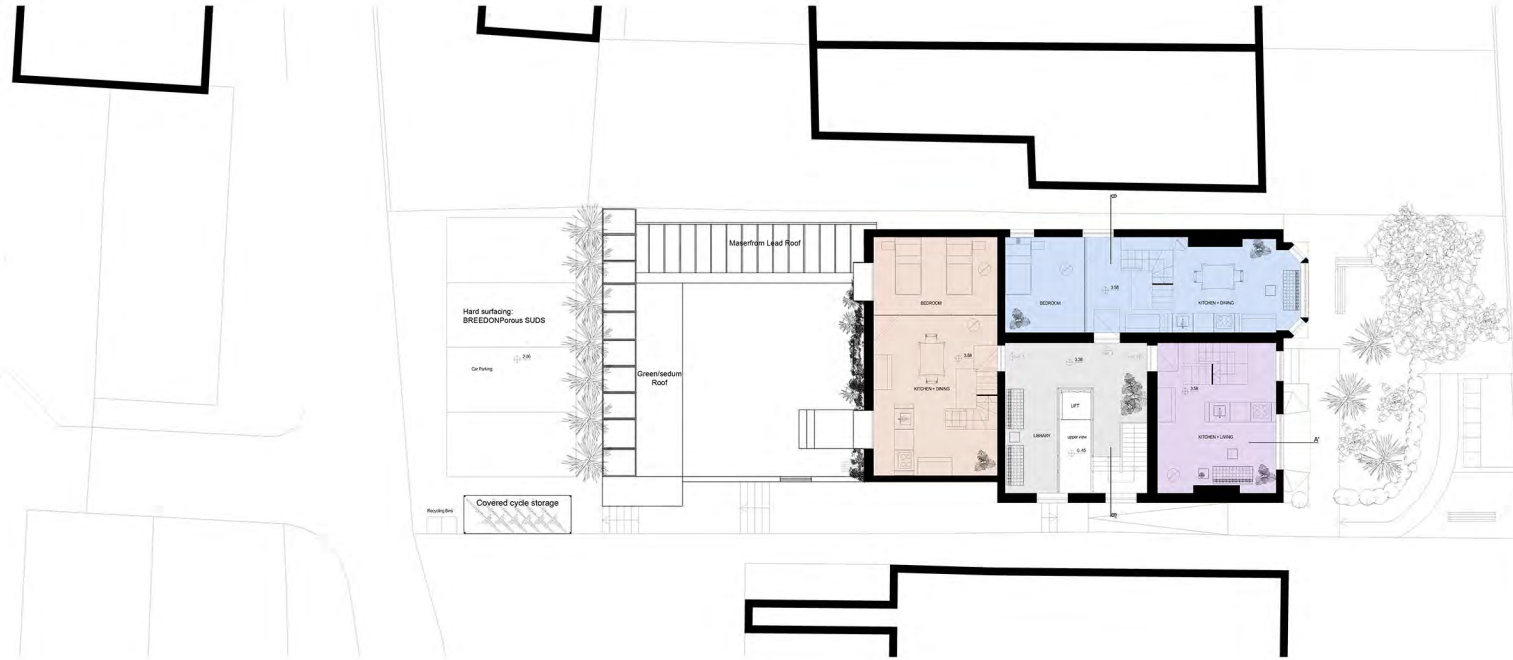
- FLAT 01 - 3 BED - 112 m2
- FLAT 02 - 2 BED - 81 m2
- FLAT 03 - 2 BEDROOMS - 81 m2
- FLAT 04 - 2 BEDROOMS - 77 m2
- FLAT 05 - 2 BEDROOMS - 94 m2

Studio Ub
Design + Build Ltd



43 Colgate
Norwich
NR3 1DD
info@studioubuild.co.uk
studioubuild.co.uk

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FIRST FLOOR



GROUND FLOOR

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PROPOSED PLANS
1:100 on A1

- FLAT 01 - 3 BED - 112 m²
- FLAT 02 - 2 BED - 81 m²
- FLAT 03 - 2 BEDROOMS - 81 m²
- FLAT 04 - 2 BEDROOMS - 77 m²
- FLAT 05 - 2 BEDROOMS - 94 m²

Studio Up
Design + Build Ltd



49 Colgate
Norwich
NR3 1DD
info@studioupbuild.co.uk
studioupbuild.co.uk

Company No 10885973



ROOF LEVEL

SECOND FLOOR

Report to Planning applications committee

Item

8 February 2018

Report of Head of planning services

Subject Application no 17/01757/F - Bennetts Retail Ltd, 35
Barnard Road, Norwich, NR5 9JB

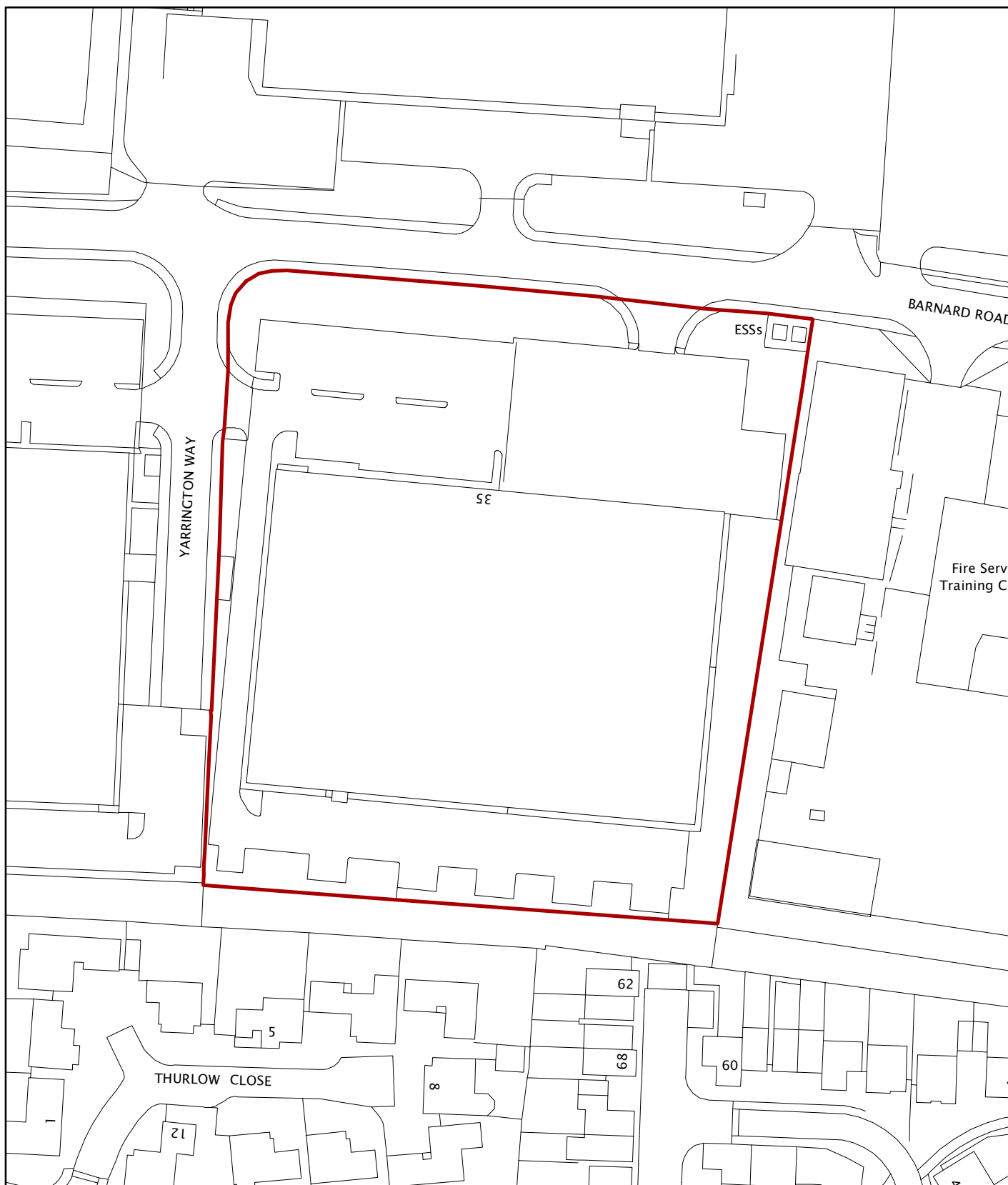
4(f)

**Reason
for referral** Objections

Ward:	Bowthorpe
Case officer	Charlotte Hounsell - charlottehounsell@norwich.gov.uk

Development proposal		
Addition of new windows at first floor on side and rear elevations. Installation of external condenser units at ground level to rear of building.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1 Design	Materials and dimensions
2 Amenity	Overlooking / disturbance from internal lights
Expiry date	24 January 2018
Recommendation	Approve



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Planning Application No 17/01757F
Site Address 35 Barnard Road

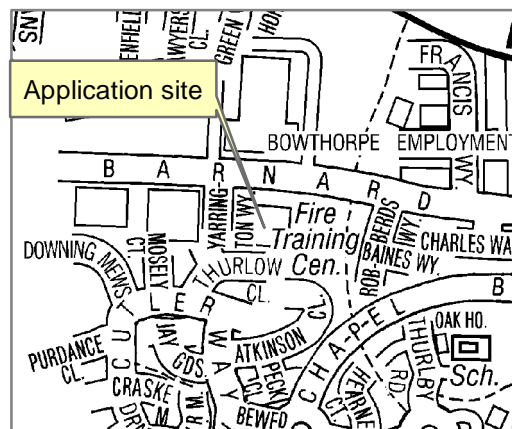
Scale 1:1,000



NORWICH
City Council

PLANNING SERVICES

Page 104 of 146



The site and surroundings

1. The subject site is located on the south side of Barnard Road within the Bowthorpe Employment Area, West of the city centre. The site comprises a large industrial unit which has previously been granted consent to be split into two units. At the front of the site is a large car park area surrounded by metal fencing. An access road to the West of the building leads to a further small car parking area at the rear of the building. To the South of the site is a large residential development separated from the subject site by a tree belt.
2. It was noted during the officer's site visit that works were already being undertaken.

Constraints

3. The site is located within a designated employment area.

Relevant planning history

- 4.

Ref	Proposal	Decision	Date
17/01496/F	Subdivision of existing industrial building to two units with associated external alterations.	APPR	09/01/2018

The proposal

5. The proposal is for new windows within the side and rear elevations at first floor and external condenser units at ground level to the rear of the building.
6. It should be noted that a previous application 17/01496/F granted consent for the subdivision of 35 Barnard Road under delegated powers.
7. This current application is for the newly divided Western unit only.

Summary information

Proposal	Key facts
Scale	
No. windows	8
Window dimensions	Approx. 0.60m x 1.90m
Appearance	
Materials	Grey powder coated aluminium

Proposal	Key facts
Operation	
Ancillary plant and equipment	9 air condenser units

Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Overlooking from new windows in the rear elevation. Tree coverage is not present all year round	See Main Issue 2
Light pollution from new windows	See Main Issue 2
When the unit was constructed windows were not allowed in the rear elevation	See Main Issue 2
Noise disturbance from new condenser units. Cumulative noise impacts with rest of industrial area. Condenser units should be moved to the side of the building.	See Main Issue 2
Unit is in operation between 7am and 9pm	See Main Issue 2
Tree maintenance issues	See Other Matters
Concerned that works have already been carried out	See Other Matters
Noise disturbance during construction	See Other Matters
Noise disturbance from vehicles at the rear	See Other Matters

Consultation responses

9. Consultation responses are summarised below the full responses are available to view at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Environmental protection

10. I have reviewed this application and have no comments.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS2 Promoting good design
12. **Norwich Development Management Policies Local Plan adopted Dec. 2014 (DM Plan)**
- DM1 Achieving and delivering sustainable development
 - DM2 Ensuring satisfactory living and working conditions
 - DM3 Delivering high quality design
 - DM7 Trees and development

Other material considerations

13. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- NPPF0 Achieving sustainable development
 - NPPF7 Requiring good design
 - NPPF8 Promoting healthy communities

Case Assessment

14. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Relevant development plan policies are detailed above. Material considerations include policies in the National Planning Framework (NPPF), the Councils standing duties, other policy documents and guidance detailed above and any other matters referred to specifically in the assessment below. The following paragraphs provide an assessment of the main planning issues in this case against relevant policies and material considerations.

Main issue 1: Design

15. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.
16. The proposed windows would be of an appropriate size and scale. The windows would be constructed of grey powder coated aluminium.
17. The proposed condenser units would be located at low level at the rear of the building and would therefore have minimal visual impact.

Main issue 2: Amenity

18. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

19. Concerns were raised regarding the potential for overlooking from the new windows within the rear elevation. In the original consent which granted permission for the industrial unit, a condition was included to prevent any installation of windows within the rear elevation. The mezzanine floor within the building would serve an office area. This proposed use is unlikely to give rise to an excessive amount of overlooking. In addition, a distance of approximately 17m to the site boundary and approximately 25m to the boundary of adjacent residential gardens would be maintained. Whilst it is noted that the tree belt is not evergreen, the presence of these trees is still considered to mitigate impacts of overlooking.
20. Light pollution from the new windows in the rear elevation was also raised as an issue. Given the minimal size of the windows the light spill is not considered to be significant. In addition, the distance between the building and neighbouring dwellings is considered to be sufficient to minimise any impacts from light pollution.
21. Concerns were raised that the new condenser units placed at the rear of the building would result in noise disturbance and that they should be positioned at the side of the building instead. A specification of the condenser units was submitted as part of the application. The Environmental Protection officer did not raise any issues on this matter and it was later confirmed that the position of the units and distance to the residential buildings would be sufficient so as not to be significantly detrimental to neighbouring amenity.
22. Concerns were also raised that unit was in operation long hours of the day roughly between 7am and 9pm. The original consent from the building did not impose any operational hours restrictions, however it did include a condition that any plant or machinery on site should not be in operation outside of the hours 7am to 7pm. In the interests of reducing noise disturbance to the neighbouring dwellings it is recommended that this condition be re-imposed.

Other matters

23. Concerns were raised regarding the condition of the trees and over how these would be maintained. There are no works proposed to the trees as part of this application and therefore the trees are not a consideration in this instance. The future maintenance of the trees would be the responsibility of the owner of the trees.
24. Concerns were raised that the works have already been undertaken prior to the granting of planning consent. The applicants have been advised that they do these works at their own risk, however undertaking works without consent is not an offence.
25. Concerns were raised regarding noise disturbance during construction. Given that the proposal is for minor development, requesting additional information regarding the control of noise pollution during works would not be proportionate. However, a considerate construction condition is recommended for any remaining works.
26. Noise disturbance at the rear of the site (particularly from vehicles) was also raised as an issue. It should be noted that a condition was included under previously approved permission 17/01496/F that prevents lorries/deliveries from using the rear car parking areas under any circumstances to reduce noise impacts on the neighbouring dwellings.

Equalities and diversity issues

27. There are no significant equality or diversity issues.

Local finance considerations

28. Under Section 70(2) of the Town and Country Planning Act 1990 the council is required when determining planning applications to have regard to any local finance considerations, so far as material to the application. Local finance considerations are defined as a government grant or the Community Infrastructure Levy.
29. Whether or not a local finance consideration is material to a particular decision will depend on whether it could help to make the development acceptable in planning terms. It would not be appropriate to make a decision on the potential for the development to raise money for a local authority.
30. In this case local finance considerations are not considered to be material to the case.

Conclusion

31. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 17/01757/F - Bennetts Retail Ltd 35 Barnard Road Norwich NR5 9JB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Time restrictions on use of condenser units.

Informative

1. Considerate construction

GENERAL
LAYOUT
FIRST
FLOOR

SCALE
1:200
@ A3

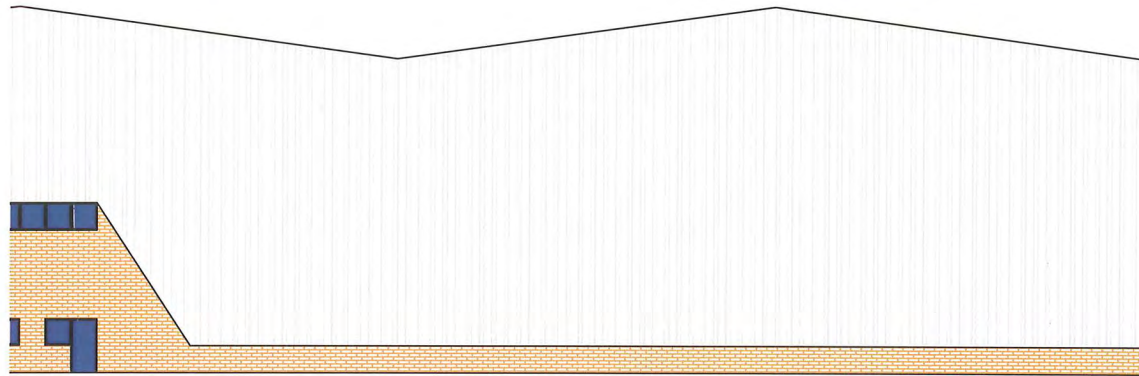


0
Scale
in
metres

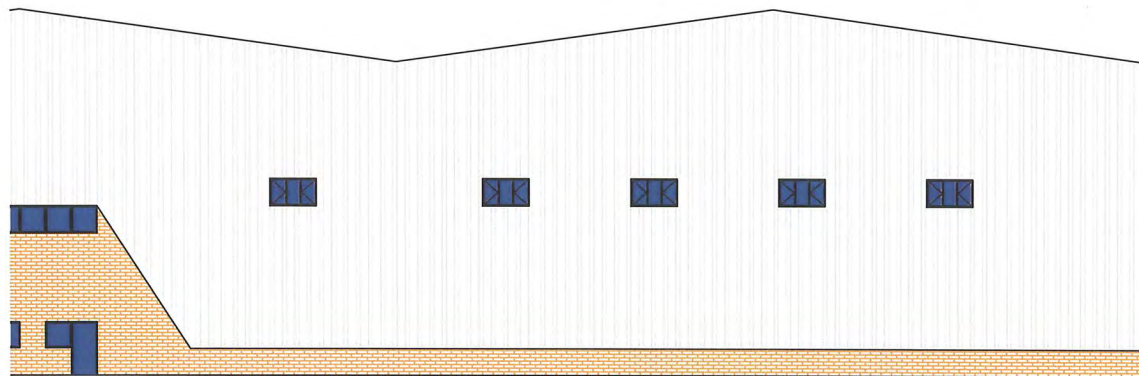
PROPOSED
NEW
WINDOWS

Page 110 of 146
FIRST
PROPOSED NEW WINDOWS

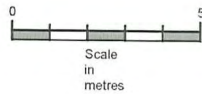
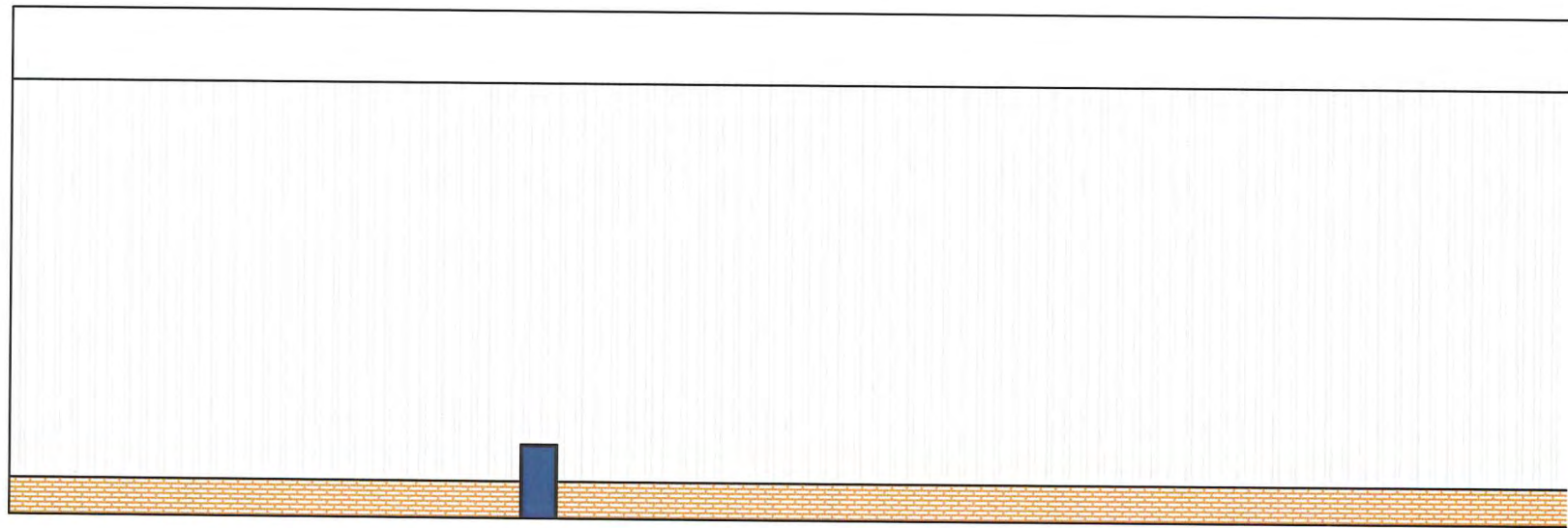
SCALE 1: 200 @ A3



Existing West Elevation

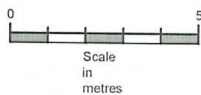
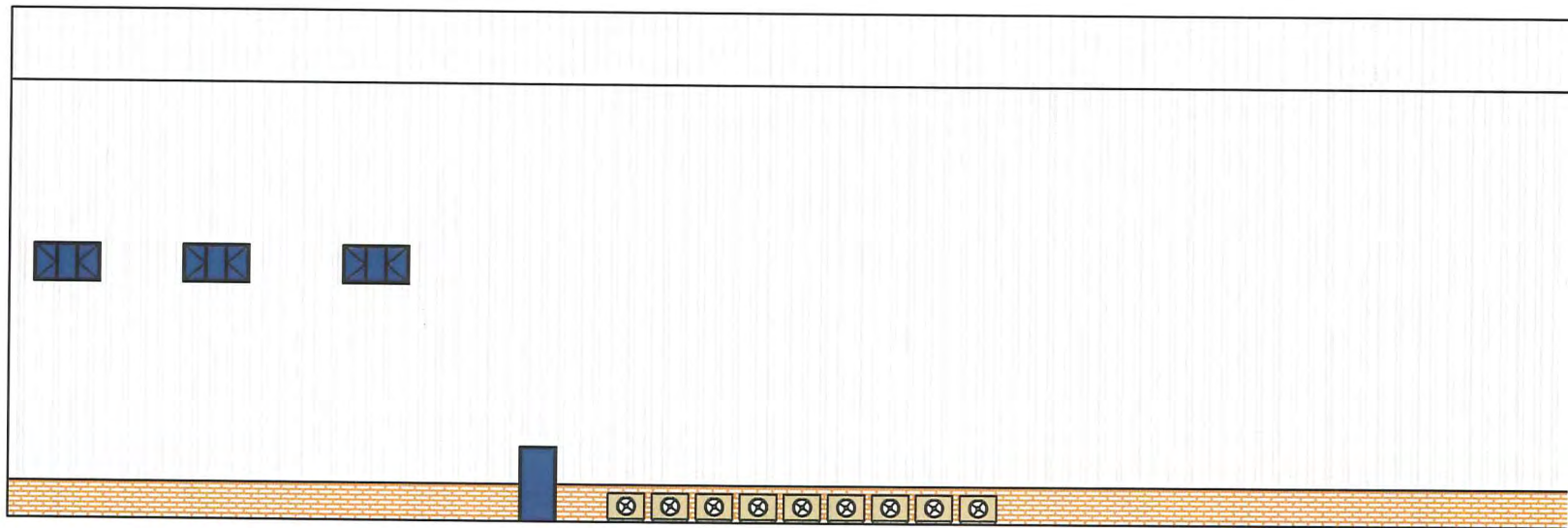


Proposed West Elevation



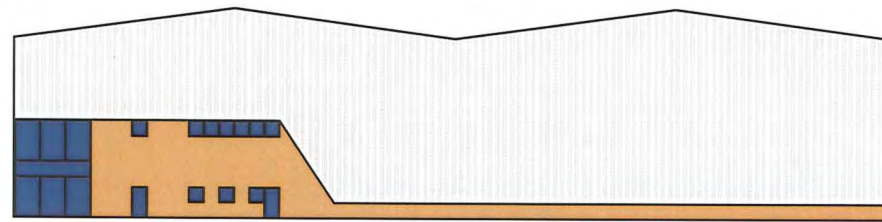
Existing South Elevation

SCALE 1:200 @ A4

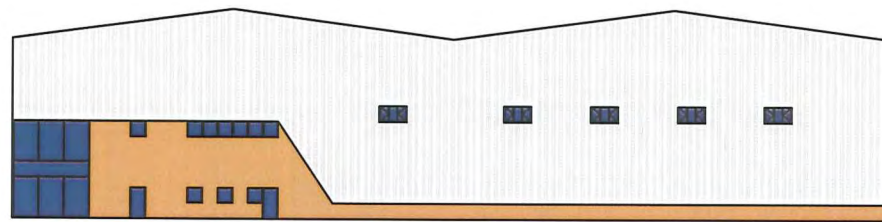


Proposed South Elevation

SCALE 1:500 @ A4

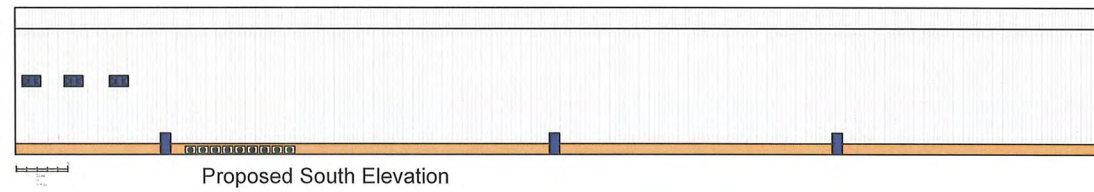
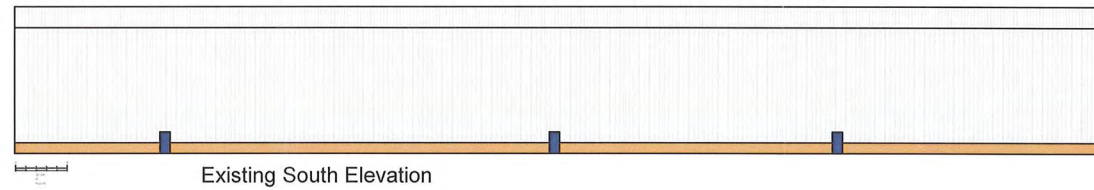


Existing West Elevation



Proposed West Elevation

SCALE 1:500 @ A3



Report to Planning applications committee

Item

08 February 2018

Report of Head of planning services

Subject Tree Preservation Order [TPO], 2017. City of Norwich Number 529; 2A and 2B Essex Street, Norwich, NR2 2BL.

Reason for referral Representations for, and objections to, confirmation of Tree Preservation Order 529

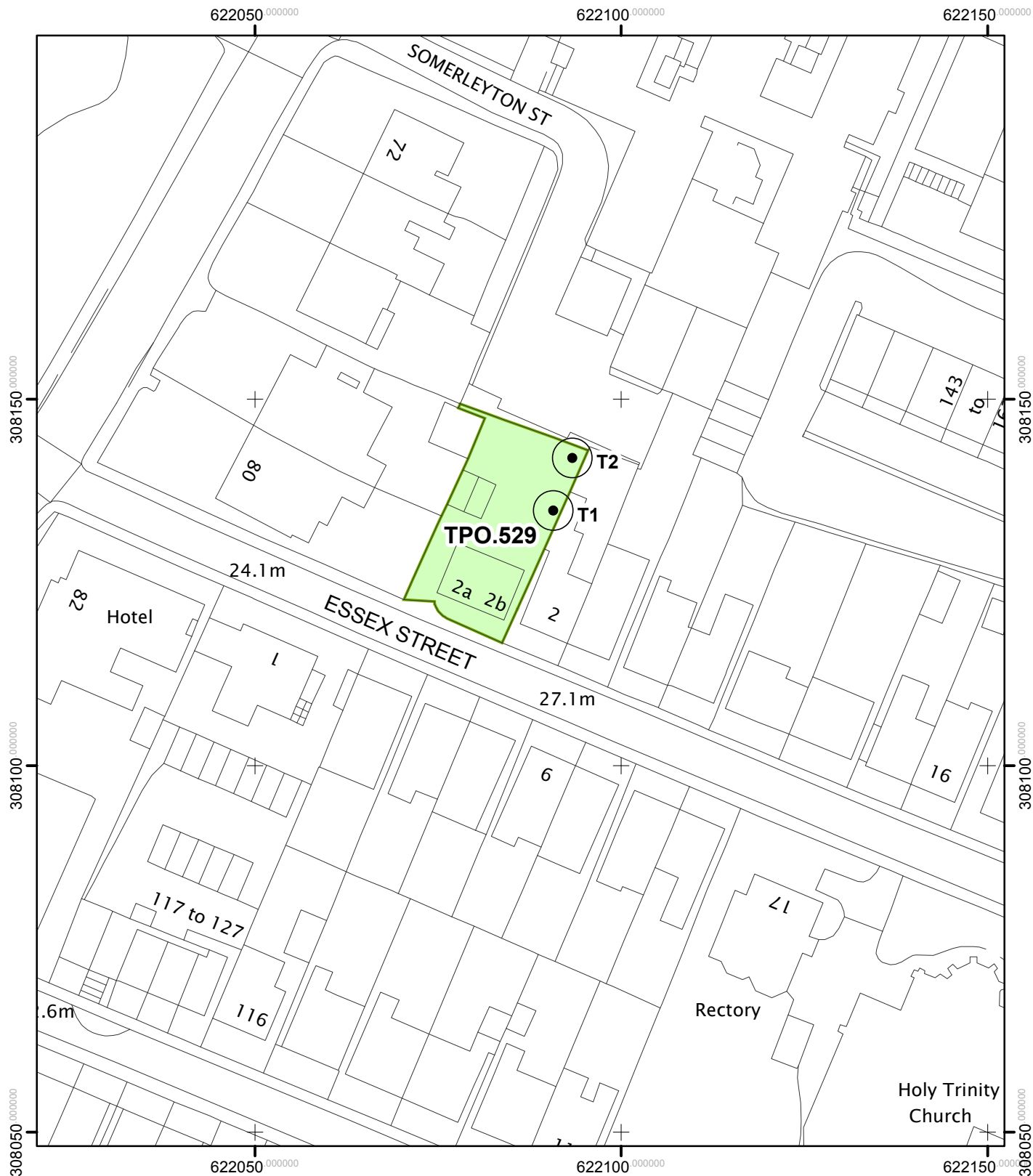
Ward: Town Close

Case officer Mark Dunthorne, arboricultural officer, markdunthorne@norwich.gov.uk

4(g)

Proposal		
To confirm Tree Preservation Order 2017, City of Norwich Number 529, 2A and 2B Essex St, Norwich, NR2 2BL without modifications.		
Representations		
Object	Comment	Support
1	0	0

Main issues:	Key considerations:
1 Amenity	Level of amenity for residents of/visitors to, the area around Essex Street.
2 Climate change	Trees increase resilience to climate change
3 Air quality	Trees improve air quality
4 Biodiversity & wildlife	Trees aid biodiversity and wildlife
TPO Expiry date	3 April 2018
Recommendation	Confirm TPO 529 without modifications



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 21/09/2017

Scale : 1:750

Drawn by : DB



Introduction

1. A conservation area application was received from the resident of 2 Essex Street, requesting consent to pollard and/or, remove, two lime trees located in the rear garden of 2A and 2B Essex Street.
2. The location of the trees is shown on the attached plan.

The site, surroundings and content

3. Two large, mature, healthy lime trees in the rear garden of 2A/2B Essex Street, situated close to the boundary of 2 Essex Street.
4. The council's arboricultural officer visited the site and assessed the trees using the nationally recognised tree evaluation method for preservation orders (TEMPO). The assessment has the following classifications:

TEMPO score:	TEMPO Decision guide
0 - 11	Does not merit a TPO
12 -15	TPO defensible
16 - 25	Definitely merits TPO

5. The assessment resulted in a score of 19 for the trees, indicating that they definitely merited a Tree Preservation Order. City of Norwich, no. 529 Tree Preservation Order, 2017: 2A and 2B Essex Street, Norwich, NR2 2BL was served on 3 October 2017.
6. Tree Preservation Order No 529 is provisionally in effect from 3 October 2017, until the 3 April 2018, 6 months from the date on which it was served.
7. During this period the council gives consideration as to whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any trees covered by the Order. The council received one objection.
8. The council's scheme of delegation requires that when an objection to an Order is received, a report must be presented to planning committee before the Order is confirmed.
9. Notice of the new Order (along with a letter of explanation) was served on the owner of the property, on the neighbouring properties, and on interested parties.

Representations

10. Full details of the representations are available on request. The issues set out in the objection, and the responses from the arboricultural officer are summarised below:

Representation	Response
<p>The trees size and proximity to 2 Essex St. (50cm from the extension and 5m from the house), is causing anxiety.</p>	<p>Removing large trees just because they are located within falling distances of properties is not a reasonable policy to adopt.</p> <p>The tree owner has a 'duty of care' to prevent or minimise the known risk of damage or injury to one's neighbour, or to the neighbour's property. This can be achieved by ensuring the trees are inspected on a regular basis. An inspection from a qualified arboriculturist should go some way in allaying any anxieties the applicant has.</p> <p>Reducing the trees size (not totally removing them), is acceptable, and as such, an application to reduce the crowns, and/or pollard, at a specified height, would be appropriate. This too, may also allay any anxieties the applicant has, whilst at the same time, ensuring the trees retention.</p>
<p>Insurance will not cover damage by trees.</p>	<p>There are many insurance companies/policies that cover damage by trees.</p>
<p>The trees have co-dominant stems, which are weak points and liable to split.</p>	<p>Co-dominant stems in lime trees are common, and not necessarily an issue that would warrant remedial works. An application to reduce the crowns/pollard (not remove) would be considered appropriate.</p>
<p>In a few years the trunk of the tree will be touching our property.</p>	<p>The trees are mature, future growth will be minimal. A crown reduction, or pollarding (and maintaining a regular regime of such pruning) will also reduce secondary growth.</p>
<p>The trees branches rest on our extension and the gutters are always full of leaves. Overhanging branches, blocking out light.</p>	<p>A TPO will not prevent appropriate pruning. If pollarded, these issues will be reduced/eliminated.</p>

Representation	Response
Applicant is not sure what the rationale is for keeping the trees. Something less dangerous could be planted.	The rationale is a considered approach, assessing the value of the trees, in a number of ways, primarily their value in terms of amenity. This amenity value would be lost if the trees are removed. The trees are not considered dangerous.

Main issues

Issue 1

11. The threat to, and potential loss of, mature, healthy trees, which are in good condition and contribute to the amenity of the area. TPO status will help to ensure their future retention for the benefit of the vicinity.

Issue 2

12. The potential loss of these trees would also contribute to the impacts of climate change. Through photosynthesis trees naturally absorb CO² a key greenhouse gas and act as a carbon sink by sequestering it. Also, by a combination of reflecting sunlight, providing shade and evaporating water through transpiration trees moderate the local microclimate and temperature.

Issue 3

13. The trees have a positive effect on air quality by cutting levels of airborne particulates and removing air pollutants.

Issue 4

14. The trees enhance biodiversity by providing habitats for a variety of species, thereby contributing to providing a healthy food chain that is of benefit to birds and mammals.

Conclusion

15. The objections to the Order have been taken note of, and whilst officers appreciate the concerns raised, it is their opinion that the trees should be protected to ensure future retention. They make a positive contribution to the amenity of the area, and have sufficient value to validate their continued protection by confirming the Tree Preservation Order.

Recommendation

To confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 529; 2A and 2B Essex Street, NR2 2BL, without modifications.



Please ask for:

4 Interested Parties

Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 3 October 2017
Our reference: 17/00529/TPO
Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 529

Location: 2A And 2B Essex Street Norwich NR2 2BL

Description: Tree Preservation Order, 2017 City of Norwich Number 529, 2A And 2B Essex Street Norwich NR2 2BL

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other adjoining residents and interested parties of the making of the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



Please ask for:
Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 3 October 2017

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2017

THE CITY COUNCIL OF NORWICH NUMBER 529

ADDRESS:

2A And 2B Essex Street
Norwich
NR2 2BL

DESCRIPTION: Tree Preservation Order, 2017 City of Norwich Number 529, 2A And 2B Essex Street Norwich NR2 2BL

DATE: 3 October 2017

THIS IS A FORMAL NOTICE to let you know that on 3 October 2017, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 3 October 2017. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 1 November 2017 (28 days after the date of the notice). Your comments must

comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to **planning@norwich.gov.uk** or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of Planning Services

Copies of this letter have been sent to:

Name:	Address:
[REDACTED]	2 Essex Street Norwich NR2 2BL
Name:	Address:
[REDACTED]	22 Eaton Road Norwich NR4 6PY
Name:	Address:
The Owner(s) Of 2A And 2B Essex Street	49 Low Road Hellesdon Norwich NR6 5AF
Name:	Address:
The Owner/Occupier	2A And 2B Essex Street Norwich NR2 2BL

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—*(1) Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 529

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 529
City of Norwich, 2A And 2B Essex Street Norwich NR2 2BL

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 3 October 2017

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of planning services

Authorised by the Council to sign in that behalf

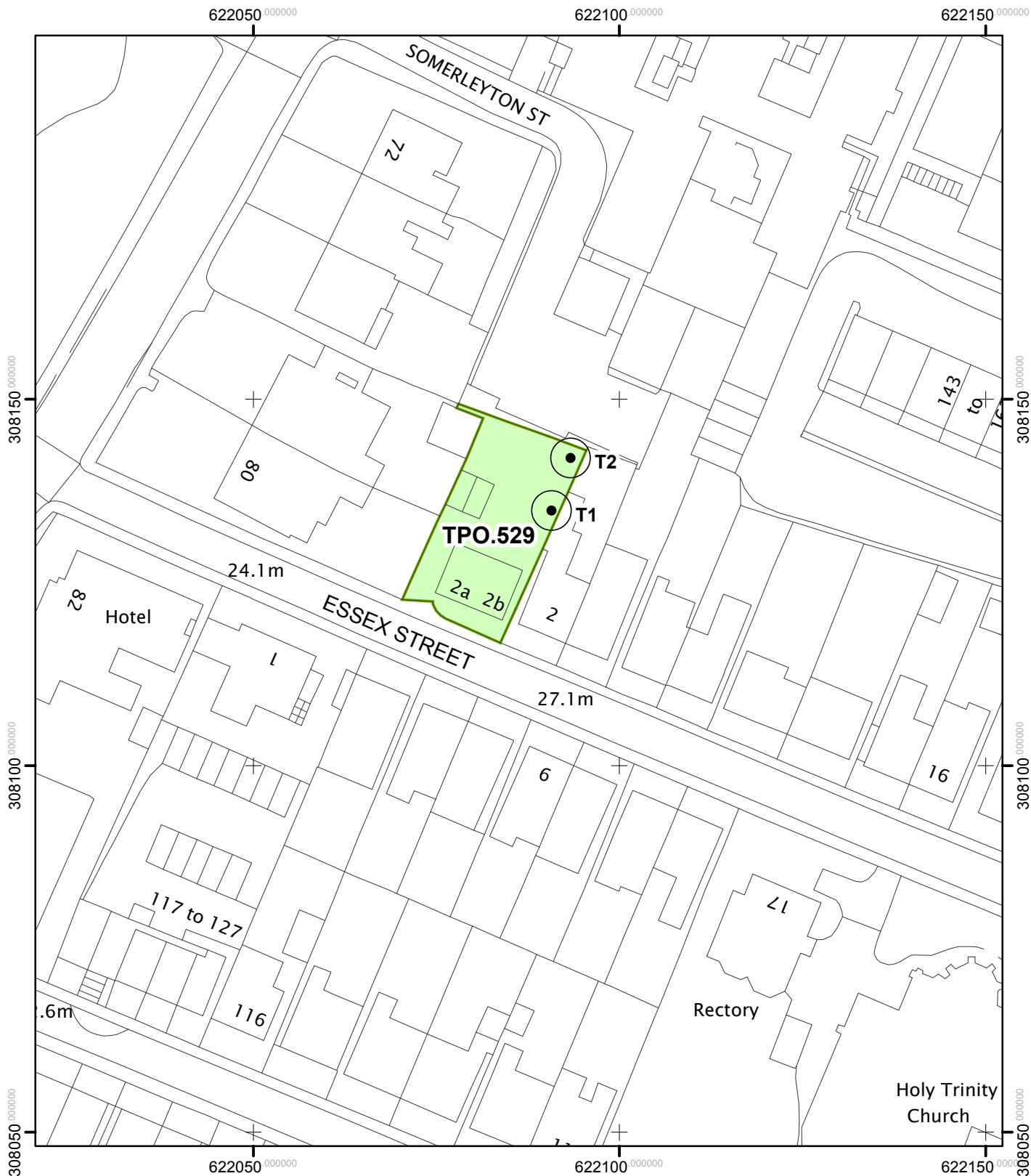
SCHEDULE

Article 3
SPECIFICATION OF TREES

Trees specified individually (TREE)
(encircled in black on the map)

Reference on Maps	Description	Situation
T1	1 x Lime	In rear garden

Reference on Maps	Description	Situation
T2	1 x Lime	In rear garden



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 21/09/2017

Scale : 1:750

Drawn by : DB



TREE EVALUATION METHOD FOR PRESERVATION ORDERS -TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: <u>11/9/17</u>	Surveyor: <u>MA</u>
Tree details TPO Ref (if applicable): <u>2A</u> Owner (if known): <u>ESX ST</u> Tree Group No: <u>11-12</u> Species: <u>Limes</u>	

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|-----------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead 'dying' 'dangerous' | Unsuitable |

* Relates to existing context and is intended to apply to severe immediate defects only

Score & Notes	<u>3</u>
---------------	----------

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 3) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10 | Unsuitable |

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes	<u>4</u>
---------------	----------

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

- | |
|---------------------|
| Highly suitable |
| Suitable |
| Suitable |
| Barely suitable |
| Probably unsuitable |

Score & Notes	<u>3</u>
---------------	----------

d) Other factors

Trees must have accrued 1 or more points (with no zero scores) to qualify

- | |
|--|
| 5) Principal components of arboreal cultural features, or veteran trees |
| 4) Tree groups, or members of groups important for their cohesion |
| 3) Trees with identifiable historic, commemorative or habitat importance |
| 2) Trees of particularly good form, especially if rare or unusual |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) |

Score & Notes	<u>4</u>
---------------	----------

Part 2: Expediency assessment

Trees must have accrued 2 or more points to qualify

- | |
|-------------------------------|
| 5) Immediate threat to tree |
| 3) Foreseeable threat to tree |
| 2) Perceived threat to tree |
| 1) Precautionary only |

Score & Notes	<u>5</u>
---------------	----------

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:	Decision:
<u>19</u>	<u>TPO</u>

Report to Planning applications committee

Item

08 February 2018

Report of Head of planning services

4(h)

Subject Tree Preservation Order [TPO], 2017. City of Norwich
Number 527; 137 Plumstead Road, Norwich, NR1 4JT

**Reason
for referral** Representations for, and objections to, confirmation of
Tree Preservation Order 527

Ward: Crome

**Case
officer** Mark Dunthorne, arboricultural officer markdunthorne@norwich.gov.uk

Proposal		
To confirm Tree Preservation Order 2017, City of Norwich Number 527, 137 Plumstead Rd, Norwich, NR1 4JT without modifications.		
Representations		
Object	Comment	Support
1	0	0

Main issues:	Key considerations:
1 Amenity	Impact on street scene. Level of amenity for residents of this area.
2 Climate change	Trees increase resilience to climate change
3 Air quality	Trees improve air quality
4 Biodiversity & wildlife	Trees aid biodiversity and wildlife
TPO Expiry date	21 March 2018
Recommendation	Confirm TPO 527 without modifications



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 20/09/2017

Scale : 1:1,000

Drawn by : DB



Introduction

1. This order was served in response to a request from the resident at 137 Plumstead Rd. The resident was moving house and was concerned that, whoever moved in, may remove a large, mature oak tree in the rear garden.
2. The location of the tree is shown on the attached plan.
3. In accordance with government guidance, when a property changes ownership, it may be expedient to consider serving a TPO as a precautionary measure.

The site, surroundings and content

4. The council's arboricultural officer visited the site and assessed the tree using the nationally recognised tree evaluation method for preservation orders (TEMPO). The assessment has the following classifications:

TEMPO score:	TEMPO Decision guide
0 - 11	Does not merit a TPO
12 -15	TPO defensible
16 - 25	Definitely merits TPO

5. The assessment resulted in a score of 14 for the tree, indicating that a Tree Preservation Order was defensible. City of Norwich, no. 527 Tree Preservation Order, 2017: 137 Plumstead Rd, NR1 4JT was served on 21 September 2017.
6. Tree Preservation Order No 527 is provisionally in effect from 21 September 2017, until the 21 March 2018, 6 months from the date on which it was served.
7. During this period the council gives consideration as to whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any trees covered by the Order. The council received one objection.
8. The council's scheme of delegation requires that when an objection to an Order is received, a report must be presented to planning committee before the Order is confirmed.
9. Notice of the new Order (along with a letter of explanation) was served on the owner of the property, on the neighbouring properties, and on interested parties.

Representations

10. Full details of the representations are available on request. The issues set out in the objection, and the responses from the arboricultural officer are summarised below:

Representation	Response
The tree is in the heart of a residential area. There is no threat to the tree from development, or threat from neglect.	There may be no threat to the tree from development, or neglect, at present, but in accordance with government guidance, when there is a change of property ownership, as is the case in this instance, it may be expedient to serve a TPO.
Inappropriate to preserve a tree of this scale and size in a residential area. It poses a safety risk to neighbouring properties. Objector has had work carried out to the tree in the past and would like to be able to do so in the future without the need to gain consent.	<p>The size/scale of this tree (and its public visibility) was a relevant factor in assessing it's suitability for a TPO.</p> <p>There were no safety issues identified at the time of the assessment.</p> <p>A TPO does not stop works being carried out, it merely prevents inappropriate work.</p> <p>Gaining consent to carry out any future work to the tree is not considered an onerous process, but a reasonable duty, given the benefits the tree affords.</p>
Dead branches dropping off, creating a health and safety hazard.	<p>A TPO does not stop works being carried out, it merely prevents inappropriate work.</p> <p>Removing deadwood is exempt, and does not require notice to be given to, or consent received from, Norwich City Council.</p>
Inconsistent to serve a TPO on this tree, as other trees in the area are not protected.	The council adopts a consistent approach to serving TPOs in accordance with the Department for Communities and Local Government Planning practice guidance, and the Tree Evaluation Method for Preservation Orders (TEMPO). We do not assess all trees within the Norwich City Council boundary with a view to serving TPOs, only those that meet the criteria set out within the above guidance.

Main issues

Issue 1

11. The potential loss of a mature, healthy tree, which is in good condition and highly visible to residents in the area. TPO status will help to ensure its future retention for the benefit of the vicinity.

Issue 2

12. The potential loss of this tree would also contribute to the impacts of climate change. Through photosynthesis trees naturally absorb CO² a key greenhouse gas and act as a carbon sink by sequestering it. Also, by a combination of reflecting sunlight, providing shade and evaporating water through transpiration trees moderate the local microclimate and temperature.

Issue 3

13. Trees have a positive effect on air quality by cutting levels of airborne particulates and removing air pollutants.

Issue 4

14. Trees enhance biodiversity by providing habitats for a variety of species, thereby contributing to providing a healthy food chain that is of benefit to birds and mammals.

Conclusion

15. The objections to the Order have been taken note of, and whilst officers appreciate the concerns raised, it is their opinion that the tree should be protected to ensure future retention. It makes a positive contribution to the amenity of the area, and has sufficient value to validate its continued protection by confirming the Tree Preservation Order.

Recommendation

16. To confirm Tree Preservation Order [TPO], 2017. City of Norwich Number 527; 137 Plumstead Rd, NR1 4JT, without modifications.



Please ask for:

5 Interested Parties

Mark Dunthorne
Arboricultural Officer (TPO)
Tel: 01603 212426
Email: planning@norwich.gov.uk
Date: 21 September 2017
Our reference: 17/00527/TPO
Please quote this when contacting us.

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 (as amended).
TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 527

Location: 137 Plumstead Road Norwich NR1 4JT

Description: Tree Preservation Order, 2017 City of Norwich Number 527, 137 Plumstead Road Norwich NR1 4JT

I enclose a formal notice advising you that the Council has made a Tree Preservation Order at the above address. It is necessary for me to notify the owner/occupier of the land in question and any other adjoining residents and interested parties of the making of the order. A copy of the Order is enclosed.

As you will see from the Notice, you may make written representations or objections in respect of the Order within a period of 28 days from the serving of this Notice. Any objections should be sent to the case officer named above to planning@norwich.gov.uk or the address below. Please be aware that your comments (including your name and address) will be available as public information. Therefore, please do not include any sensitive information and you may choose to provide your comments as an attachment if corresponding by email and exclude your signature.

I would be most grateful if you could give me the name and address of any other person(s) you know who may have an interest in the premises which belong to or are associated with you.

Yours sincerely

Mark Dunthorne
Tree Protection Officer
Norwich City Council



NORWICH
City Council

Please ask for:

Mark Dunthorne

Arboricultural Officer (TPO)

Tel: 01603 212426

Email: planning@norwich.gov.uk

Date: 21 September 2017

IMPORTANT – THIS COMMUNICATION MAY AFFECT YOUR PROPERTY

TOWN AND COUNTRY PLANNING ACT 1990 (as amended).

TOWN & COUNTRY PLANNING (Tree Preservation) (England) REGULATIONS 2012

TREE PRESERVATION ORDER 2017

THE CITY COUNCIL OF NORWICH NUMBER 527

ADDRESS:

137 Plumstead Road
Norwich
NR1 4JT

DESCRIPTION: Tree Preservation Order, 2017 City of Norwich Number 527, 137 Plumstead Road Norwich NR1 4JT

DATE: 21 September 2017

THIS IS A FORMAL NOTICE to let you know that on 21 September 2017, the Council made the above Tree Preservation Order.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the Schedule and shown on the map without the Council's consent. More information on Tree Preservation Orders can found on the government's Planning Practice Guidance website:

<http://planningguidance.communities.gov.uk/blog/guidance/tree-preservation-orders/>

The Council has made the Order to protect the amenity of the area.

The Order took effect, on a provisional basis, on 21 September 2017. It will continue in force on this basis for a further 6 months until the Order is confirmed by the Council, or if the Council decide not to confirm the order, the date on which the Council decide not to confirm the order, whichever occurs first. The Council will consider whether the Order should be confirmed, that is to say, whether it should take effect formally. Before this decision is made, the people affected by the Order have a right to make objections or other representations about any of the trees, groups of trees or woodlands covered by the Order.

If you would like to make any objections or other comments, we must receive them in writing by 20 October 2017 (28 days after the date of the notice). Your comments must


comply with Regulation 6 of the Town and Country Planning (Tree Preservation) (England) Regulations 2012, a copy of which is provided overleaf. Please send any comments by email to **planning@norwich.gov.uk** or to the Tree Protection Officer, Norwich City Council, City Hall, St Peter's Street, Norwich NR2 1NH. All valid objections or representations are carefully considered before a decision on whether to confirm the Order is made. The Council will write to you again when that decision has been made. In the meantime, if you would like any further information or have any questions about this letter, please contact the officer named above.

Yours sincerely

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of Planning Services

Copies of this letter have been sent to:

Name:	Address:
The Owner/Occupier	24 Lloyd Road Norwich NR1 4LB
Name:	Address:
The Owner/Occupier	26 Lloyd Road Norwich NR1 4LB
Name:	Address:
The Owner/Occupier	139 Plumstead Road Norwich NR1 4JT
Name:	Address:
The Owner/Occupier	135 Plumstead Road Norwich NR1 4JT
Name:	Address:
	137 Plumstead Road Norwich NR1 4JT

Copy of Regulation 6 of The Town and Country Planning (Tree Preservation)(England) Regulations 2012

Objections and representations

6.—(1) *Subject to paragraph (2), objections and representations—*

(a) shall be made in writing and—

(i) delivered to the authority not later than the date specified by them under regulation

5(2)(c); or

(ii) sent to the authority in a properly addressed and pre-paid letter posted at such time that, in the ordinary course of post, it would be delivered to them not later than that date;

(b) shall specify the particular trees, groups of trees or woodlands (as the case may be) in respect of which such objections and representations are made; and

(c) in the case of an objection, shall state the reasons for the objection.

(2) The authority may treat as duly made objections and representations which do not comply

with the requirements of paragraph (1) if, in the particular case, they are satisfied that compliance with those requirements could not reasonably have been expected.



FORM OF TREE PRESERVATION ORDER

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

THE CITY OF NORWICH TREE PRESERVATION ORDER NUMBER 527

The City Council of Norwich, in exercise of the powers conferred on them by Section 198 of the Town and Country Planning Act 1990 hereby make the following Order –

Citation

1. This Order may be cited as Tree Preservation Order, 527
City of Norwich, 137 Plumstead Road Norwich NR1 4JT

Interpretation

2.
 1. In this Order “the authority” means the City Council of Norwich.
 2. In this Order any reference to a numbered section is a reference to the section so numbered in the Town and Country Planning Act 1990 and any reference to a numbered regulation is a reference to the regulation so numbered in the Town and Country Planning (Tree Preservation)(England) Regulations 2012.

Effect

3.
 1. Subject to article 4, this Order takes effect provisionally on the date on which it is made.
 2. Without prejudice to subsection (7) of section 198 (power to make tree preservation orders) or subsection (1) of section 200 (tree preservation orders: Forestry Commissioners) and, subject to the exceptions in regulation 14, no person shall—
 - (a) cut down, top, lop, uproot, wilfully damage, or wilfully destroy; or
 - (b) cause or permit the cutting down, topping, lopping, uprooting, wilful damage or wilful destruction of, any tree specified in the Schedule to this Order except with the written consent of the authority in accordance with regulations 16 and 17, or of the Secretary of State in accordance with regulation 23, and, where such consent is given subject to conditions, in accordance with those conditions.

Application to trees to be planted pursuant to a condition

4. In relation to any tree identified in the first column of the Schedule by the letter "C", being a tree to be planted pursuant to a condition imposed under paragraph (a) of section 197 (planning permission to include appropriate provision for preservation and planting of trees), this Order takes effect as from the time when the tree is planted.

DATED this 21 September 2017

Signed on behalf of the City Council of Norwich:

A handwritten signature in black ink, appearing to read 'G Nelson', written in a cursive style.

Graham Nelson
Head of planning services

Authorised by the Council to sign in that behalf

SCHEDULE

Article 3
SPECIFICATION OF TREES

Trees specified individually (TREE)
(encircled in black on the map)

Reference on Maps	Description	Situation
T1	1 x Oak Tree	In rear garden.



PLANNING SERVICES

Norwich City Council, City Hall,
Norwich, NR2 1NH
Telephone 0344 980 3333

Date : 20/09/2017

Scale : 1:1,000

Drawn by : DB



TREE EVALUATION METHOD FOR PRESERVATION ORDERS - TEMPO

SURVEY DATA SHEET & DECISION GUIDE

Date: 6/9/17	Surveyor: JMD.	137	REUNION RD.
Tree details		Tree/Group No: 71	Species: OAK
TPO Ref (if applicable):		Location:	
Owner (if known):			

REFER TO GUIDANCE NOTE FOR ALL DEFINITIONS

Part 1: Amenity assessment

a) Condition & suitability for TPO; where trees in good or fair condition have poor form, deduct 1 point

- | | |
|--------------------------|-------------------------|
| 5) Good | Highly suitable |
| 3) Fair | Suitable |
| 1) Poor | Unlikely to be suitable |
| 0) Dead/dying/dangerous* | Unsuitable |

* Relates to existing context and is intended to apply to severe irremediable defects only

Score & Notes	5
---------------	---

b) Retention span (in years) & suitability for TPO

- | | |
|-----------|-----------------|
| 5) 100+ | Highly suitable |
| 4) 40-100 | Very suitable |
| 2) 20-40 | Suitable |
| 1) 10-20 | Just suitable |
| 0) <10* | Unsuitable |

* Includes trees which are an existing or near future nuisance, including those clearly outgrowing their context, or which are significantly negating the potential of other trees of better quality

Score & Notes	4
---------------	---

c) Relative public visibility & suitability for TPO

Consider realistic potential for future visibility with changed land use

- | | |
|---|---------------------|
| 5) Very large trees with some visibility, or prominent large trees | Highly suitable |
| 4) Large trees, or medium trees clearly visible to the public | Suitable |
| 3) Medium trees, or large trees with limited view only | Suitable |
| 2) Young, small, or medium/large trees visible only with difficulty | Barely suitable |
| 1) Trees not visible to the public, regardless of size | Probably unsuitable |

Score & Notes

3

d) Other factors

Trees must have accrued 7 or more points (with no zero score) to qualify

- | | |
|--|---------------|
| 5) Principal components of arboricultural features, or veteran trees | Score & Notes |
| 4) Tree groups, or members of groups important for their cohesion | |
| 3) Trees with identifiable historic, commemorative or habitat importance | |
| 2) Trees of particularly good form, especially if rare or unusual | |
| 1) Trees with none of the above additional redeeming features (inc. those of indifferent form) | |

1

Part 2: Expediency assessment

Trees must have accrued 9 or more points to qualify

- | | |
|-------------------------------|---------------|
| 5) Immediate threat to tree | Score & Notes |
| 3) Foreseeable threat to tree | |
| 2) Perceived threat to tree | |
| 1) Precautionary only | |

1 CHANGE OF OWNERSHIP.

Part 3: Decision guide

- | | |
|-------|-----------------------|
| Any 0 | Do not apply TPO |
| 1-6 | TPO indefensible |
| 7-11 | Does not merit TPO |
| 12-15 | TPO defensible |
| 16+ | Definitely merits TPO |

Add Scores for Total:

14

Decision:

TPO

