



**Planning applications committee**

**9:30 to 12:25**

**14 May 2015**

Present: Councillors Sands (M) (vice-chair) (in the chair), Blunt, Boswell, Bradford, Button, Grahame, Herries, Jackson, Kendrick (substitute member filling vacancy), Neale and Woollard

Apologies: Councillor Ackroyd

**1. Declarations of interest**

Councillor Kendrick declared an other interest in item 3, Application no 15/00121/F - The Blackdale Building, Bluebell Road, Norwich, NR4 7LN, as a friend of his had been involved in the application, and he stated that he would therefore leave the room during the consideration of this application..

**2. Minutes**

**RESOLVED** to approve the minutes of the meeting held on 14 May 2015.

**3. Application no 15/00121/F - The Blackdale Building, Bluebell Road, Norwich, NR4 7LN**

(Councillor Kendrick, having declared an interest in this item, left the room and did not take part in the determination of this application.)

The senior planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report, Updates to reports, which was circulated at the meeting, and said that following the submission of additional information the Environment Agency no longer required pre-commencement conditions in phase 1, in relation to contamination and piling.

In response to members' questions the senior planner, referred to the report and answered questions on the highways signage and priority for cyclists; energy efficiency; surface water drainage; provision of cycling racks ; CCTV; and provision of purpose built accommodation for students who use wheelchairs.

A member expressed concern that the distribution and production of biomass fuel pellets could detract from the benefits of the biomass heat source. The committee sought reassurance that the pellets would be from a sustainable material and location and asked for further information to be reported to the next meeting.

Discussion ensued on the provision of purpose built units for students who required the use of a wheelchair. The senior planner assured members that the applicant had

held focus group meetings with various groups, including an access group and student users, and that the proposal for four dedicated units was satisfactory. He also pointed out that all floors of the residential buildings would be accessible to wheelchair users; there were other units available for wheelchair users on the campus and that other ground floor units could be converted or used (depending on the students' disability) if required.

**RESOLVED**, unanimously, to approve application no Application no 15/00121/F - The Blackdale Building, Bluebell Road, Norwich, NR4 7LN, subject to the conditions listed below:

1. Standard time limit/commencement;
2. Phasing and In accordance with submitted plans and details;
3. Control on use shop/office/laundrette only;
4. Details of external materials/features – soffits/cappings, external louvers, manifestations and obscure glazing;
5. Details phase 1 or phase 2 of external lighting, CCTV systems;
6. Provision/retention/details layout bin stores and bicycle parking/storage phase 1 or phase 2;
7. Compliance construction access and access management phase 1 or phase 2;
8. Timing for Cow Drive/Bluebell Road vehicle access barrier installation phase 1;
9. Detail of Bluebell Road junction design phase 1;
10. Timing of final Cow Drive works phase 1;
11. Arboricultural site meeting phase 1 or phase 2;
12. Details of additional phase 1 or phase 2 AMS;
13. Works in accord with AIA and further details phase 1 or phase 2;
14. Retention tree protection and no changes within areas phase 1 or phase 2;
15. Details landscaping phase 1 or phase 2 including management of the Plantation and community access to the Plantation and wider site; biodiversity enhancements, tree replacement, sedum roof, site features/water capture features, hard surfacing materials to courtyards, paths and access areas, implementation programme, planting schedules and landscape maintenance;
16. Details of protected species monitoring phase 1 or phase 2;
17. Details of identified site/area improvements following monitoring;
18. Energy provision to link to Campus LZC technologies phase 1 or phase 2;
19. Details water conservation measures phase 1 or phase 2;
20. Details of surface water drainage features and connections;
21. Details of contamination remediation for phase 2;
22. Details of contamination verification for phase 2;
23. Details of long term monitoring of contamination remediation;
24. No infiltration of surface water;
25. Details of piling for phase 2;
26. Details of imported topsoil phase 1 or phase 2;
27. Stop if unknown contamination is found phase 1 or phase 2;
28. Details of any plant and machinery phase 1 or phase 2;
29. Details of any fume extraction system phase 1 or phase 2.

#### Informatives

1. Considerate constructors.

2. Asbestos.
3. Works on highway accord with Highways Act.
4. Site clearance and consideration of wildlife.
5. UXO (unexploded ordinance)
6. AW informative
7. EA informative
8. Fire Officer informative

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 appropriate conditions and for the reasons outlined within the committee report for the application.

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

**4. Application no 04/00605/F - St. Anne's Wharf, King Street, Norwich**

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

During discussion the senior planner answered members' questions and explained that as it was not an application for further planning permission, having been granted in 2006, there was no requirement for a community infrastructure levy or to require additional affordable housing or increased energy efficiency to meet current policy standards. The main access to the site would be through Mountergate with access to service vehicles from King Street.

Members welcomed the development of this derelict site and the conservation of Howard House, which was currently at risk. Members also expressed interest in receiving a report on the outcome of the archaeological survey for information.

**RESOLVED**, unanimously, to approve changes to the S106 agreement relating to planning reference no 2004/00605/F (St Anne's Wharf, King Street, Norwich) following the granting of planning permission and listed building consent for works to Howard House.

**5. Application no 15/00298/RM - Three Score Site, land south of Clover Hill Road, Norwich**

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

The planning team leader answered members' questions and assured members that there were detailed plans for each type of dwelling, all units met the minimum floor space standard and there was appropriate amenity space, with a number of houses having roof terraces.

The committee concurred with the planning team leader that there should be a condition to remove permitted development rights so that future occupiers of the houses fronting on to the community garden did not put up high fencing.

During discussion a member referred to the proposed Passivhaus buildings and expressed regret that there were not more. The planning team leader advised that all dwellings on the scheme would be of a very high standard of energy efficiency.

Councillor Sands, as local member for Bowthorpe Ward, said that he was concerned about public access to alleys at the back of houses could lead to anti-social behaviour. The planning team leader said that access to the communal gardens was restricted to the residents of the surrounding houses and this could be secured by a lockable gate. Councillor Sands moved and Councillor Blunt seconded that an additional condition should be added requiring secure gates to prevent access to alleyways. The planning team leaders advised the committee that condition 3 included boundary treatments and that the committee could give officers a steer as to whether gates should be introduced. During discussion members expressed concern that future occupiers might not want the alleys to be secured and that the provision of gates would be sufficient to indicate that there was no public access. Councillor Sands then, with the consent of Councillor Blunt, revised the proposal to amend condition 3 to provide gates to the rear access alleys, and on being put to the vote, with all members voting in favour, the amendment was carried. Members also voted unanimously that there should be a condition that removed permitted development rights for the premises surrounding the communal garden area to ensure that low garden fences facing onto the gardens were retained.

**RESOLVED**, unanimously, to approve application no. 15/00298/RM - Three Score Site Land, South of Clover Hill Road, Norwich and grant reserved matters consent subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Landscaping in accordance with the plans submitted and further landscaping details to be agreed including: levels, kerbs, measures to prevent vehicles entering open/green space, boundary treatment elevations, provision of alley gates, hard surfacing materials, including a management plan.
4. Details of materials including: Bricks, render, tiles, windows, rainwater goods, balconies and soffits, roof terrace screens.
5. Details of communal private garden, including management arrangements.

6. Houses adjoining the communal private garden, to have permitted development rights in respect of boundary treatments to be removed.
7. Tree protection in accordance with the AIA
8. Method for removal, storage and re-use of topsoil in full accordance with supplementary ecology statement;
9. Method statement for the protection of the grassland areas indicated to be protected during development to be submitted and agreed, including details for restoration should the areas be impacted during construction activity.
10. Conservation (ecology) management plan for the site.
11. Details of surface water drainage
12. Contamination, submission of remediation strategy if contamination found
13. No infiltration of surface water into the ground without express consent of the local planning authority.

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 had a short break and reconvened with all members listed as above as present.)

**6. Application no 15/00464/VC - Land Adjacent to Novi Sad Bridge, Wherry Road, Norwich**

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report, Updates to reports, which was circulated at the meeting and said that as a result of changes the total floorspace had been reduced by 3.6 m<sup>2</sup> and therefore no community infrastructure levy charge was required. The applicant had submitted an additional plan, showing the proposals for the cycle store in more detail and therefore the planner recommended amending the proposed condition 8 to refer to this plan.

Discussion ensued in which members considered that moving the plant to the ground floor and the provision of storage space for residents was a practical solution.

In reply to a question, the planning team leader (development) referred to the report and said that in October 2014, the committee had agreed to amend the S106 agreement to remove the overage clause in exchange for the provision of an additional affordable housing unit on site (making a total of six), subject to occupation taking place within 30 months of the date that the extant permission was implemented (11 July 2014). There would be a further viability review if occupation does not take place within this timescale.

**RESOLVED**, unanimously, to approve application no. 15/00464/VC - Land Adjacent To Novi Sad Bridge Wherry Road Norwich and grant planning permission subject to the completion of a satisfactory deed of variation for the previous legal agreement and subject to the following conditions:

1. Within 2 months of this decision, details of the following shall be submitted to and agreed in writing with the local planning authority:
  - (a) External finish for sixth floor setback (including sample, colour, finish, manufacturer);
  - (b) External finish for stair tower on north west elevation (including sample, colour, finish, manufacturer)
  - (c) Glazing system for stair tower on north west elevation (including scaled drawings, materials, finish).
2. In accordance with the approved plans.
3. Previously agreed external materials in accordance with the details agreed in 14/00863/D.
4. In accordance with the landscaping scheme as approved through 14/00863/D.
5. Details of PV panels.
6. Details of CCTV system
7. Provision of refuse storage.
8. Cycle storage in line with the details agreed through 14/00863/D and in accordance with drawing reference 09-1686-129.
9. In accordance with approved Flood Risk Assessment.
10. In accordance with the flood warning and evacuation plan agreed in 14/00863/D.
11. In accordance with the surface water strategy approved in 14/00863/D.
12. Provision of fire hydrant/s in accordance with the details approved in 14/00863/D.
13. Vehicle crossover to the southeast corner of the site shall be provided in full accordance with the details as approved in 14/00863/D.

#### 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. Application no 15/00197/F - 545 - 547 Earlham Road, Norwich**

The planner (development) presented the report with the aid of plans and slides. He pointed out that there had been an omission in the report regarding the planning history of the site. Planning permission had been refused in 1989 for a proposal to convert no 547 Earlham Road into to a bed and breakfast and that the grounds for this refusal included loss of residential housing, the introduction of a commercial use in a residential area at the detriment to the amenities of neighbouring properties, and that there was inadequate parking provision. The planner then stated that these issues had been considered in the assessment of the application.

During discussion the planner confirmed that there was a condition to require approval of the landscaping arrangements. He also answered questions on the ownership of the land and that for the purposes of this application there was one applicant.

Members noted that these days there were other bed and breakfast establishments in the Earlham Road area.

**RESOLVED** to approve application no. 15/00197/F - 545 - 547 Earlham Road Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details to be submitted including materials (including samples where necessary) and joinery details;
4. Submission of parking/ cycle/ bin storage details;
5. Detailed landscaping scheme;
6. Arboricultural method statement;
7. Travel Information Plan;
8. Details of plant and machinery;
9. Details of ventilation and fume extraction;
10. Imported material;
11. Unknown contamination;
12. Restricted delivery hours;
13. Water efficiency;
14. Discovery of bats during demolition works.

Informatives:

1. Construction working hours
2. Discovery of asbestos
3. Demolition outside of the bird breeding season
4. Refuse and recycling bins to be purchased prior to occupation in agreement with Norwich City Council
5. Street naming and numbering

Article 35(2) statement

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

**8. Application nos 15/00447/F and 15/00448/L - Mill House Mansfield Lane, Norwich, NR1 2NA**

The planner (development) presented the report with the aid of plans and slides. He advised members of the objections from the occupiers of the adjacent Sea Scout storeroom and pointed out that the two parties could take out a party wall agreement.

**RESOLVED**, unanimously, to approve:

- (1) application no. 15/00447/F - Mill House Mansfield Lane Norwich NR1 2NA and grant planning permission subject to the following conditions:

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

3. Details including the bricks and roofing materials for the extension, parapet details, specification for lime render and colour of limewash joinery details for the new windows and the colour of proposed windows and doors.
4. A scheme for the repair and retention of the historic wall.
5. The annexe to be used only in association with the main dwelling and not to be sold or leased separately.

(2) application no. 15/00448/L - Mill House Mansfield Lane Norwich NR1 2NA and grant planning permission subject to the following conditions:

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

Informatives:

1. Construction working hours.
2. The historic staircase to be retained.

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.

#### **9. Application no 1500326F - 5 Bradeham Way, Eaton, Norwich, NR4 6 JA**

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

During discussion the planning team leader referred to the report and confirmed that the issue of retaining the design feature of the flat porch roof had been discussed with the applicant, who preferred a pitched roof because it would be easier to maintain. The committee was advised that other properties in the area had been altered to pitched roofs and there was already a loss of uniformity. Also the area was not in a conservation area.

**RESOLVED**, unanimously, to approve application no. 15/00326/F - 5 Bradeham Way, Eaton, Norwich, NR4 6 JA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Materials to match.

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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



**10. Application no 15/00405/F - 8 Clickers Road, Norwich, NR3 2DD**

The senior planning technical officer presented the report with the aid of plans and slides. He said that the proposed roof lights were acceptable and did not deviate from the original design and would not increase overlooking of other properties.

**RESOLVED**, unanimously to approve application no. 15/00405/F - 8 Clickers Road Norwich NR3 2DD and grant planning permission subject to the following conditions:

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

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.

**11. Application no 15/00564/H - Gas Holder Station, Cremorne Lane, Norwich**

The planning team leader (development) presented the report with the aid of plans and slides. He explained that the demolition and revocation of the hazardous substances consents would pave the way for the potential redevelopment of the site and remove the ability to store gas on this site in future.

The chair pointed out an amendment to the report, under the heading "Equalities and diversity issues", paragraph 19, to delete the words "There are significant".

In reply to a question, the planning team leader said that the gas had not been stored on the site since 2009.

**RESOLVED**, unanimously, to authorise officers to prepare and serve revocation orders for the existing hazardous substances consents at the Gas Holder, Cremorne Lane, Norwich and following expiry of the statutory period to forward the orders to the Secretary of State for confirmation.

CHAIR