

Report to Planning applications committee

Item

10 May 2018

Report of Head of planning services

Subject Application no 18/00225/VC - Bartram Mowers Ltd,
Bluebell Road, Norwich, NR4 7LG

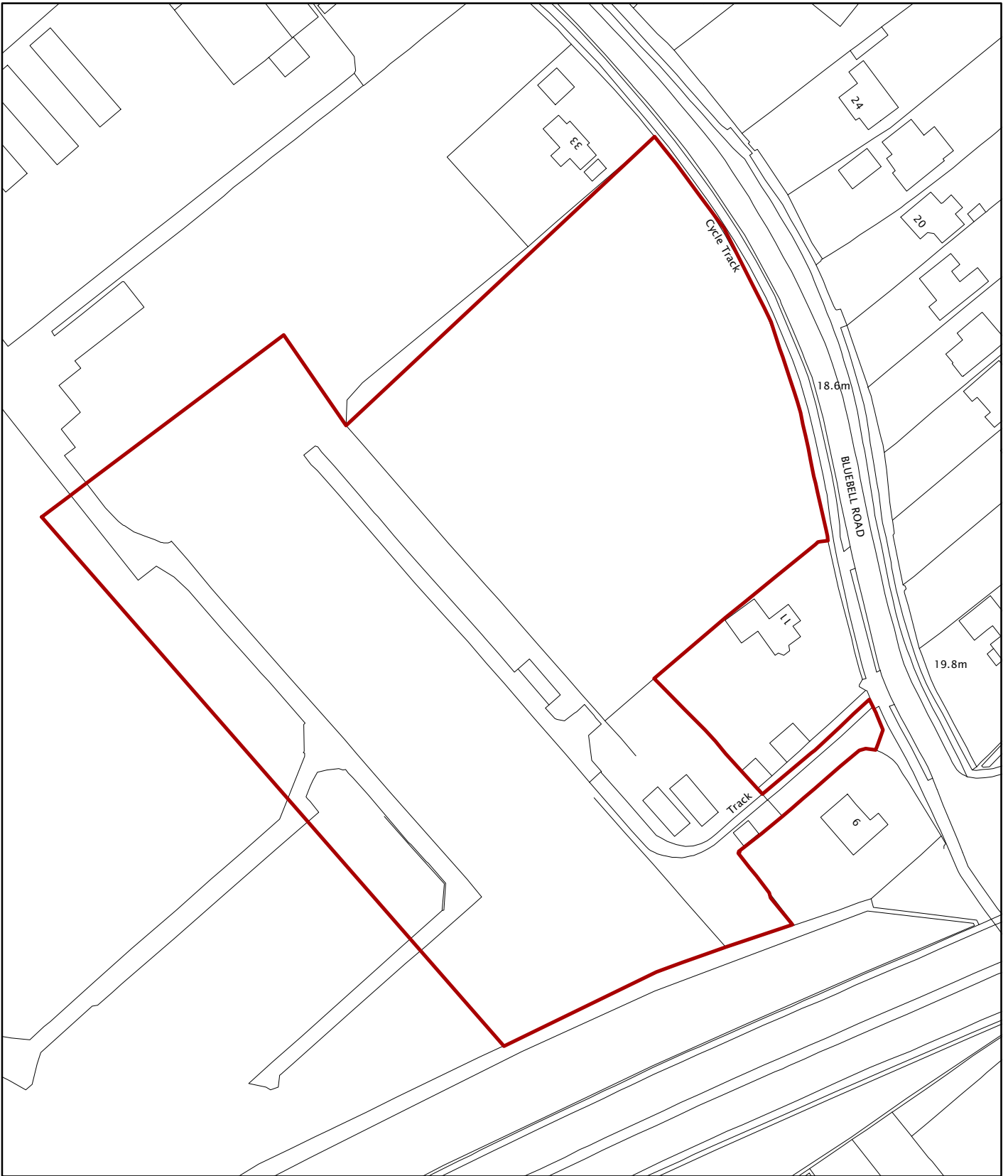
4(a)

**Reason
for referral** Objection

Ward:	Eaton
Case officer	Robert Webb - robertwebb@norwich.gov.uk

Development proposal		
Variation of Condition 2 and Condition 4 of previous permission 15/01646/F to add 8 new parking spaces and changes to landscaping plan.		
Representations		
Object	Comment	Support
8	0	0

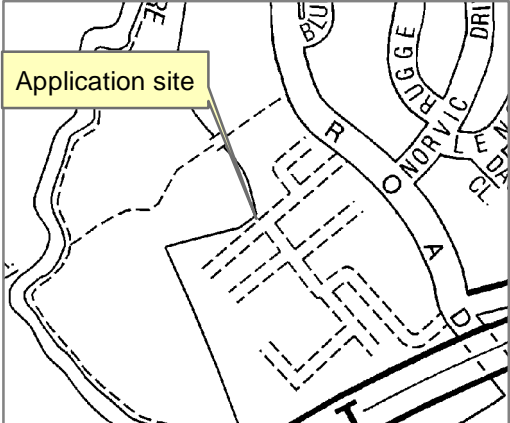
Main issues	Key considerations
1	Principle of development
2	Transport impact
3	Visual impact and landscaping
Expiry date	10 May 2018
Recommendation	Approval



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Planning Application No 18/00225/VC
 Site Address Bartram Mowers Ltd

Scale 1:1,250



NORWICH
 City Council
 PLANNING SERVICES



Update following decision at previous committee meeting

1. This application was deferred at the committee meeting on 12 April to clarify the purpose of the additional parking. It has since been confirmed by the applicant that the additional parking is for staff and visitors and they would be happy to accept condition that the spaces shall be retained as such and not allocated to specific properties.
2. At the previous meeting, members raised the issue of parking spaces being sold separately to residents of the flats. Whilst it is the case that residents must purchase a space should they wish to have one, this is not a planning matter and there is no planning control over how the developer wishes to operate their parking spaces. The impact from 8 additional parking spaces on the surrounding road network would be minimal and no increase in staff or resident numbers is proposed. It is therefore considered that there would be no justification for seeking further developer contributions as a result of the proposal.
3. Given that the additional spaces would be for staff and visitors and on the basis of the assessment in the following report, the application is recommended for approval, including an additional condition that the prescribed staff and visitor spaces should remain as such and shall not be allocated to residents.

The site and surroundings

4. The site is situated on the south west side of Bluebell Road and formerly accommodated agricultural greenhouses and a single storey retail building used for sale of lawn mowers, with associated access road and car parking area. It is currently a construction site with the development of 62 age restricted retirement apartments and 58 assisted living apartments taking place and development now at an advanced stage, permission being approved under application reference 15/01646/F. The site includes a line of Beech trees which are subject to a Tree Preservation Order which enclose a grassed area adjacent to Bluebell Road.
5. The character of the wider area is heavily influenced by the Yare Valley to the south west, as the topography slopes down from Bluebell Road toward the River. The site is adjoined by large areas of woodland / field grazing area open space forming part of the Yare Valley to the south west and north. An embankment accommodating the A11 adjoins to the south. The opposite side of Bluebell Road to the east has a more suburban character with large detached houses at a higher ground level than the application site.

Constraints

6. The site includes a group of TPO trees. The site adjoins the Yare Valley Character Area, an area of designated open space, and is approximately 40m from a County Wildlife Site (CWS) which is adjacent to the river Yare. Ground levels across the site fall from a highpoint adjacent to Bluebell Road down towards the river.

Relevant planning history

Ref	Proposal	Decision	Date
15/01646/F	Erection of 62 age restricted retirement (including affordable) apartments (class C3), assisted living extra care accommodation (class C2), access, car parking, landscaping and ancillary development (revised proposals: Revisions include omission of vehicle access point, reduction in height of some buildings, new footpath links).	Approved	13/12/2016
17/00074/D	Details of Condition 3: Materials, Condition 5: Landscaping, Condition 7: External lighting, Condition 10: Tree protection and Condition 16: Written scheme of investigation of previous permission 15/01646/F.	Approved	23/06/2017
17/00552/NM A	Amendments to planning permission 15/01646/F including changes to windows, balconies and additional living unit in place of well-being room.	Approved	04/05/2017

The proposal

7. The application seeks a variation of conditions to allow the addition of 8 new parking spaces on either side of the main spine road into the development, not far from the access with Bluebell Road. The spaces would be for residents within the retirement living block and it is stated that this is in response to demand from prospective purchasers. It is further stated that it is anticipated this will reduce the likelihood of ad hoc parking on verges and in unsafe positions on local roads.
8. This results in a variation to the landscaping scheme being required, with areas that were proposed to be lawn converted to hard surfaces for parking. In addition a 1.2m black estate railing is requested on the site frontage.
9. The proposals are shown within the appendices to this report. The first drawing shows the approved layout plan, with the second drawing showing the proposed alterations to the layout. This will be further explained during the committee meeting.

Representations

10. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 8 letters of objection 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 Yare Valley should be protected and not built on, it should be safeguarded as an amenity for walkers, bird watchers, joined to Eaton Park and Earlham Park.	See main issue 1.
The original application prided itself on being a low car development, the applicant should justify why extra parking spaces are now required.	See main issue 2.
The loss of landscaping would impact adversely on the aesthetics of the development, the provision of parking in this location would be unsightly.	See main issue 3.
Cars using this extra parking would cause a hazard as they will make three point turns on the access road to exit the site.	See main issue 2.
The developers gave an assurance there would be a cross valley view from Bluebell Road. The proposed parking spaces and parked cars would be an intrusion on this view and spoil the green entrance to the development.	See main issue 3.

Consultation responses

11. 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.

Cringleford Parish Council

12. We have no objections as long as they are not sacrificing the trees planted along the road which soften the building line.

Highways (local)

13. No objections.

Tree protection officer

14. No comments due to the proposal not affecting existing trees.

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)**
 - JCS2 Promoting good design
 - JCS6 Access and transportation
 - JCS12 The remainder of the Norwich urban area including the fringe parishes

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
 - DM6 Protecting and enhancing the natural environment
 - DM7 Trees and development
 - DM12 Ensuring well-planned housing development
 - DM30 Access and highway safety
 - DM31 Car parking and servicing

Other material considerations

17. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
 - NPPF0 Achieving sustainable development
 - NPPF4 Promoting sustainable transport
 - NPPF7 Requiring good design
 - NPPF9 Protecting Green Belt land
 - 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
 - NPPF13 Facilitating the sustainable use of minerals

18. **Supplementary Planning Documents (SPD)**
 - Trees, development and landscape SPD

Case Assessment

19. 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

20. Key policies and NPPF paragraphs – JCS4, DM12, NPPF paragraphs 49 and 14.
21. As mentioned above, the site benefits from planning permission for a combination of residential and residential with care development for the over 55's. The principle of development is therefore acceptable, subject to detailed consideration of the transport and visual impacts of the changes which are sought.

Main issue 2: Transport

22. Key policies and NPPF paragraphs – JCS6, DM28, DM30, DM31, NPPF paragraphs 17 and 39.
23. Within national and local planning policy there is a requirement to limit the number of parking spaces within developments, to reduce a reliance on the private car and encourage travel via more sustainable means. The approved development has a lower provision of parking than the maximum permitted within the local plan. Under the local plan, a maximum of 105 spaces could have been provided whereas the approved development has 68 spaces. In principle then, adding a further 8 spaces, which takes the total number to 76, would mean the development is still well within the maximum guidelines set out within the local plan. In terms of the additional numbers, this is considered to be reasonable. The Applicant has confirmed the additional spaces would be for staff and visitors and they would not be allocated to individual residential properties. A condition is recommended to ensure the spaces are retained as such.
24. The transport officer raises no objection on the grounds of highway safety. The spaces are far enough from the junction so as to not cause an obstruction and there is adequate turning space within the site. It is considered that the spaces would assist in reducing overflow parking pressure on the estate roads, Bluebell Road, and other nearby roads, which would be to the benefit of local residents.

Main issue 3: Visual impact and landscaping

25. Key policies and NPPF paragraphs – JCS2, DM3, DM8, NPPF paragraphs 9, 17, 56 and 60-66.
26. The spaces would be located either side of the main spine road, approximately 25 metres from the junction with Bluebell Road. They would be located in an area that was previously intended as verge planting and would be highly visible to people entering the site. There would be a degree of visual harm caused by the presence of parked cars in this location compared to the previous situation which allowed for a 'greener' entrance way. To mitigate this, the applicant has agreed to add additional areas of shrub planting at either ends of the spaces, to soften the view. The applicant has also agreed to plant an additional 5 trees to form an avenue next to the pedestrian footpath to the south of the main vehicle access.
27. It is considered that these measures are adequate mitigation for the loss of landscaping that would occur. It has been confirmed that the row of trees next to the parking spaces on the southern side of the site road would not be affected by the parking spaces. The estate rail fencing has partly been implemented. It would be positioned behind a new hedgerow due to be planted as part of the landscaping scheme and is considered an acceptable form of boundary treatment

28. On balance, given the mitigation proposed, it is not considered that material harm would be caused by way of visual impact from the proposals.

Other matters

29. Varying the existing permission would result in a new grant of permission; therefore there is a need to re-apply conditions from the original consent, although the wording of these will vary in some cases where the submission requirements have already been discharged. Discussions between the planning authority and developer regarding improvements to the River Yare footpath have been ongoing and good progress is being made on this. The developer requires further time to implement the agreed improvement works, and has requested an additional 6 months to do this. This is considered reasonable, given that time required organising contractors, which is likely to include the local volunteer group, the Norwich Fringe Project.

Equalities and diversity issues

30. There are no significant equality or diversity issues.

Local finance considerations

31. 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.

32. 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.

33. In this case local finance considerations are not considered to be material to the case.

Conclusion

34. Whilst it is acknowledged that there would be an increased visual impact caused by locating the additional parking spaces adjacent to the main gateway into the development, regard is had to the fact the parking provision for the site is low and the proposed spaces would likely assist with reducing parking pressure on local roads. The Applicant has stated the parking spaces will be for staff and visitors and a condition will ensure they are retained as such in perpetuity.

35. In addition the applicant has provided adequate mitigation through new planting to soften the appearance of the cars and enhance the biodiversity and landscape provision of the site, in particular through contributing a further 5 new trees which will form a pleasant avenue next to the footpath. The estate fencing is also acceptable.

36. 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. 18/00225/VC - Bartram Mowers Ltd, Bluebell Road, Norwich, NR4 7LG and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Materials in accordance with approved details.
3. Parking to be in accordance with approved plan and staff and visitor spaces shall be retained as such and shall not be allocated to individual residents.
4. Landscaping to be carried out in accordance with approved plans and management plan
5. Surface water drainage in accordance with details approved under application ref.
6. Cycle parking in accordance with approved details
7. Developments not to be occupied until parking, turning and loading spaces have been provided.
8. All site works in accordance with approved arboricultural method statement, as amended by the approved supplementary method statement.
9. Within 6 months of the grant of permission, improvements to the River Yare footpath the details of which shall be agreed with the Council shall be implemented.
10. Ecological works to be approved and implemented.
11. Water efficiency
12. Fire hydrants to be installed prior to first occupation in accordance with approved details and retained for the duration of the development.
13. The development shall not be occupied by permanent residents under the age of 55.
14. No demolition/development, shall take place within the site in pursuance of this permission unless in accordance with the approved archaeological Written Scheme of Investigation. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the approved archaeological Written Scheme of Investigation and provision has been made for analysis, publication and dissemination of results and archive deposition has been secured.
15. Renewable energy measures to be provided in full prior to occupation.
16. Landscaped areas within the approved development and surrounding publicly accessible open space shall be managed in accordance with the submitted Landscape Management Plan prepared by UBU Design

Article 35(2) statement

The local planning authority in making its recommendation 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.



inspire
design

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Region	Project No	Stage No	Discipline	Drawing No	Revision
MI	1891	03	AC	002	A
Scale	1:500 @ A1	1000 @ A3	152411	152411	Sept '15

BARTRAM MOWERS, BLUEBELL ROAD, NORWICH
 PROPOSED SITE PLAN



15 NOV 2015
 Project No: 1891

15/0: 646F
 Revised



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LEGEND	
	Proposed tree
	Tree to be removed
	Proposed vehicular macadam
	Proposed tegula paving Marshalls 80mm 160 Gauge Multipack Harvest Similar equivalent
	Proposed buff paving slabs Marshalls Saxon 450x450x50mm Natural Similar equivalent
	Proposed block paving Marshalls Keyblock 200x100x80mm Natural Similar equivalent
	Proposed Pedestrian Tarmac
	Proposed grass crete
	Proposed retaining wall
	Proposed 1.2m estate fencing
	Proposed 1.2m high estate fencing Pedestrian gate
	Proposed 1.2m high estate fencing vehicular gate
	1.8m high hit and miss timber fence bin store
	Proposed hedge
	Wildflower Meadow WET landscape -34 (Wild Flower Turf Tel: 01256 771222)
	Proposed native thicket
	Proposed thicket
	Bulk planting
	Mown lawn - turf
	Proposed planting
	Proposed table and chairs
	Grasscrete: EcoGrid S50 Similar equivalent

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PROJECT:	BLUEBELL ROAD, NORWICH
TITLE:	GENERAL ARRANGEMENT PLAN
CLIENT:	THE PLANNING BUREAU
SCALE:	1:300@A1
DATE:	28/08/2015
JOB NO:	1211
DWG NO:	1211_GA_100
STATUS:	FOR COMMENT
REV:	P