



Planning applications committee

09:30 to 12:30

11 February 2016

Present: Councillors Sands (M) (chair), Herries (vice chair), Blunt, Bradford, Button, Carlo, Jackson, Maxwell, Neale, Peek and Woollard

Apologies Councillor Lubbock

1. Declarations of interest

Councillor Blunt declared a pecuniary and pre-determined view in item 9 (below), Application no 15/01906/U - St Michaels Church, Oak Street, Norwich, NR3 3AE as vice chair and a trustee of the Norwich Historic Churches Trust. He said that he would speak on the item and then leave the room. Councillor Herries also declared a pecuniary and pre-determined view in item 9, below, as a trustee of Norwich Historic Churches Trust and also lived in the vicinity.

Councillor Maxwell declared an other interest in item 9, below, as one of the council's representatives on the Norwich Historic Churches Trust and said that she had not been party to the discussions with the applicant or the arrangements for the lease of the St Michael's Church, Oak Street.

2. Minutes

RESOLVED to approve the minutes of the meeting held on 14 January 2016.

3. Application no 15/01092/F - 26 - 36 Rose Lane, Norwich, NR1 1PN

The planning policy team leader (projects) presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports which was circulated at the meeting and summarised an amendment to the recommendation by deleting "provision of affordable housing" and replacing with "an affordable housing viability review clause".

During discussion the planning policy team leader (projects) explained that the inclusion of an affordable housing viability review was standard practice and would be triggered if development on the site had not commenced within twelve months. The planning policy team leader and the planning team leader (inner area), referred to the report, and answered members' questions about landscaping, street trees and the amenity of residents in the adjacent buildings and future residents on the site. The committee noted the constraints of the site and that the building was in an urban built up setting.

At the chair's discretion, a resident of Maidstone Road addressed the committee. He apologised that he had not commented during the planning consultation process and said that he objected to the size and mass of the proposed development and considered that it would obscure daylight and be detrimental to the amenity of his flat in Maidstone Road and that of his neighbours. He also considered that the applicant could provide external amenity space above the car parking and that £120,000 was a relatively small sum given the value of the development as a whole.

The architect, on behalf of the applicant, explained the amendments that been made to the design to address the concerns of the residents of the adjacent flats in Maidstone Road and in response to their objections to the scheme.

The chair confirmed that the committee had considered the objections that had been made by local residents.

RESOLVED, unanimously, to approve application no. 15/01092/F - 26 - 36 Rose Lane, Norwich, NR1 1PN, and grant planning permission subject to the completion of a satisfactory legal agreement to include an affordable housing viability review clause and subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. SUDs strategy;
4. Energy efficiency;
5. Water efficiency;
6. Details of refuse storage;
7. Details of cycle stands;
8. Noise reduction measures;
9. Rear boundary details;
10. Repositioned access gate to car park;
11. Parking to have EV domestic chargepoint;
12. Level access to residential entrance;
13. Details of accessible / adaptable dwellings;
14. Restriction of changes of use for B1/A2 element;
15. Details of materials.

Informative Notes

1. Recommend traffic regulation order to change parking restrictions at access;
2. Footway reconstruction paving and kerbs reconstruction is recommended in accordance with streetscape manual as part of S278 agreement;
3. S177 licence is required for overhanging parts of the building to the highway;
4. Removal of redundant telegraph pole on Greyfriars Road;
5. IN7 Construction Working Hours

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.

4. Application no 15/01546/F - Land and garages, Rose Valley, Norwich, NR2 2PX

The senior planner (development) presented the report with the aid of plans and slides. During the presentation he drew members' attention to the representations that had been made objecting to the scheme and said that these would be addressed by the conditions.

During discussion the senior planner referred to the report and answered members' questions. He explained that the site was contaminated by lead and other nitrates. Clearing the site would not be insurmountable but could be expensive. The committee also received confirmation that the parking spaces for the commercial units would be retained. The new residents would have parking on site and not be eligible for parking permits.

RESOLVED, unanimously, to approve application no. 15/01546/F - Land and garages, Rose Valley, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
 2. In accordance with plans;
 3. External materials;
 4. Landscaping scheme to include details of living roof and any external lighting;
 5. No development shall take place within the site in pursuance of this permission until the following components of a scheme to deal with the risks associated with contamination of the site have each been submitted to and approved, in writing, by the local planning authority as necessary:
 - (a) A preliminary risk assessment which has identified:
 - (i) all previous uses;
 - (ii) potential contaminants associated with those uses;
 - (iii) a conceptual model of the site indicating sources, pathways and receptors;
 - (iv) potentially unacceptable risks arising from contamination at the site;
 - (b) 2) If the preliminary risk assessment identifies a potential unacceptable risk from contamination, a site investigation scheme, based on the preliminary risk assessment, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site;
 - (c) 3) A written report containing the site investigation results and the detailed risk assessment of the risk to all receptors that may be affected and, based on these, if required, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- Any works on site shall be in accordance with the scheme as approved and any changes to any of the details specified above would require the further express consent of the local planning authority.
6. No occupation of the development hereby approved shall take place until a verification plan and a proposed monitoring, maintenance and contingency

plan have been submitted to and agreed in writing by the local planning authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works set out in the approved remediation strategy are complete and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met.

7. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved by the Council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.
8. All imported topsoil and subsoil for use on the site shall either (a) be certified to confirm its source and that it is appropriate for its intended use or (b) in the absence of suitable certification, analysis of the imported material will be required along with evaluation against the derived assessment criteria for this site. No occupation of the development shall take place until a copy of the certification has been submitted to the Local Planning Authority.
9. Water efficiency.

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.

Informatives:

1. Construction working hours;
2. Discovery of asbestos;
3. Purchase of refuse and recycling bins;
4. Proposed dwellings not eligible to receive on street parking permits;
5. Street naming and numbering;
6. Hard surfacing to be constructed of porous material;
7. The applicant is advised that the consent of the relevant landowner will be required to enable the proposed tree removal;
8. Clearance of the site should have due regard to the need to minimise the impact on wildlife, in particular the following is recommended:
 - (a) caution must be exercised when demolishing buildings on the site due to the very slight possibility that bats may be present. If a bat is found, work should cease immediately and a suitable qualified ecologist consulted;
 - (b) wooded vegetation should not be removed or trimmed back during the bird nesting season (March to August) without an ornithological survey first being undertaken. If birds are found to be nesting then removal of wooded vegetation must be delayed until after the young have fledged;
 - (c) caution should be exercised during site clearance and due regard given to the possibility of hedgehog presence in vegetation on the site.

5. Application no 15/01688/F - St Clements Nursing Home, 170 St Clements Hill, Norwich, NR3 4DG

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

During discussion the senior planner referred to the report and answered members' questions. He explained that it would be unreasonable to expect the applicant to provide funding for street trees to deter verge parking as the verge was on the highway and outside the site and measures had already been put in place to deter people from parking there. The presence of a post box in the verge was also noted as a possible cause of people pulling up on the verge. He considered that the proposed reduction in vegetation and the planting of five trees would provide sufficient biodiversity and improve the facilities for the enjoyment of the residents. Members also noted that the hours of construction were standard and complied to World Health Organisation guidance.

RESOLVED, unanimously, to approve application no. 15/01688/F - St Clements Nursing Home, 170 St Clements Hill, Norwich, NR3 4DG and grant planning permission, subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. With the exception of any site clearance works, archaeological work, tree protection works and ground investigations, no development shall take place until a detailed scheme to manage surface water run-off has been submitted to and agreed in writing with the local planning authority. The scheme shall identify the net change in impermeable surfacing at the site which is the subject of this permission and provide details of measures to mitigate any increase in surface water run-off. These details shall include an assessment of the potential for disposing of surface water by means of a sustainable drainage system. If the assessment demonstrates that a sustainable drainage scheme is feasible, the submitted details shall:
 - (a) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and surface waters;
 - (b) include a timetable for its implementation; and
 - (c) provide a management and maintenance plan for the lifetime of the development, which shall include the arrangements for adoption by any public authority or statutory undertaker; or
 - (d) identify a private organisation or company that will be utilised to manage and maintain the facilities and include details of ownership and organisational structure, and its source of funds; and
 - (e) any organisation or company agreed in d) above shall produce a report annually by 31st March for the previous calendar year identifying the state of the SuDS features, the maintenance undertaken, the anticipated maintenance in the following 12 months, the anticipated long term maintenance over the following 10 years, the amount spent over the previous 12 months, the anticipated expenditure over the next 12 months and 10 years and the balance of monies available for maintenance at the

end of the calendar year and the proposed charges and income for the next year. The report shall be made available to all owners of properties on the site and be available on demand to the local planning authority within 14 days of any such request. If the content of the document is not considered to be acceptably managing the long term maintenance adequately a further revised report shall be submitted and agreed with the local planning authority within 2 months of its request.

The surface water drainage scheme shall be implemented in full accordance with the agreed details and timetable. Following the implementation of the surface water drainage works, the drainage systems shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

4. Operations on site shall take place in complete accordance with the approved Arboricultural Impact Assessment (AIA), Tree Protection Plan (TPP), Arboricultural Method Statement (AMS) and 'Memorandum: 1782 St Clements Hill – 15/01688/F Replacement Tree Planting'. No other operations shall commence on site in connection with the hereby-approved development until the tree protection works and any pre-emptive tree works required by the approved AIA or AMS have been carried out and all tree protection barriers are in place as indicated on the Tree Protection Plan included within Appendix 4 of the approved AIA. The approved protective fencing shall be retained in a good and effective condition for the duration of the development and shall not be moved or removed, temporarily or otherwise, until all site works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior written approval of the local planning authority has first been sought and obtained.
5. The north facing 'oriel' windows pertaining to 'bed 6', 'bed 7' and 'bed 8' and south facing 'assisted bathroom' window shall be obscure glazed to a specification of not less than the equivalent of classification 5 of Pilkington Glass and shall be retained as such thereafter.
6. The approved Travel Plan shall be implemented in accordance with any actions, timetables or targets contained therein and shall continue to be implemented as long as any part of the development is occupied and used for a purpose in accordance with this permission, subject to approved modifications as agreed by the Local Planning Authority;
7. All hard and soft landscaping works shall be carried out in accordance with the details as specified on this decision, including those detailed on the approved 'proposed site plan' (ref. 003, Rev P02) and the landscaped areas of the site shall be made available for the enjoyment of residents of the development hereby permitted. All hard and soft landscaping works shall thereafter be retained as such. No occupation of any part of the development shall take place until all landscaping works detailed within the approved plans have been carried out.
8. No demolition or construction activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays - Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and
 - not at all on Sundays or Public Holidays.

Informatives:

1. The applicant is advised to encourage visitor's and members of staff to contain parked vehicles to the road and to not encroach upon the grass verge;
2. For further advice on the creation of vehicle crossovers please see below:
Technical specification
<http://www.norwich.gov.uk/TransportAndStreets/RoadsAndPavements/Pages/DroppedKerbs.aspx>

Contact Ken Willis (senior technical officer for highway adoption)
kenwillis@norwich.gov.uk Tel 01603 21 2052 . (Tuesdays to Friday)

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.

6. Application no 15/00803/F - Garden Land between 35 - 51 Gipsy Lane, Norwich

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

During discussion the senior planner referred to the report and answered members' questions. In response to a members' suggestion the senior planner said that the landscaping condition included the boundary treatment. It would be possible to add an additional informative to ask the applicant to consider the option of planting a hedge. Members also sought clarification that the new dwelling would not preclude developments in the narrow gardens on either side but could be affected by loss of light from adjacent buildings.

The chair welcomed the clever design of the proposed dwelling with its inverted floor plan. The senior planner said that the ground floor would not have as much daylight because of the fencing in front of it and therefore more suitable for bedrooms.

RESOLVED, with 10 members voting in favour (Councillors Sands, Herries, Blunt, Button, Carlo, Maxwell, Neale, Peek, Woollard and Bradford) and 1 member abstaining from voting (Councillor Jackson) to approve application no. 15/00803/F - Garden land between 35 - 51 Gipsy Lane Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of external materials;
4. Details of landscaping to include scheme for replacement tree planting;
5. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
6. Soakaway incorporation;

7. Water efficiency.

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.

Informative:

1. Consideration be given to using hedgerow as a boundary treatment to the site.

(The committee adjourned for a short break at this point and then reconvened with all members present as listed above.)

7. Application no 15/01480/VC - Depository Building Part Lion House and Part Seymour House, Muspole Street, Norwich

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

A resident of Duke Street addressed the committee and outlined his objections to the scheme which included concern that he had not been aware of earlier applications prior to 2008 and that the rear of his property where he had his offices would be overlooked. The windows in the former office building were blocked out and where the proposed roof garden would be was currently only accessed for maintenance purposes. The proposed development of residential units would mean that the property was in use outside office hours and there was potential for noise from balconies and the roof garden at all times. He also expressed concern about loss of light from the single storey building which would be converted into a four storey building and would overlook his property which was only 40 feet away from it.

The architect responded to the speaker and referred to the report. He explained that there would be no increase to the scale and massing of the development; that the main design change was at the front of the building (Muspole Street) to enable fire engines to access the site. The development was of a high standard of design and would complement the conservation area and history of the city centre. The impact on the living space in Duke Street was not compromised by this development. The main change of the application was the simplification from two to one phase of construction which would be in accordance with a construction management plan.

During discussion the planner and the planning team leader (development) (outer area) answered members' questions. The planner said that there was no evidence to support speculation that the site would not be developed because it had changed hands. This proposal was a small approved scheme which needed amendments to comply with building regulations. Major changes to the plans would need to come forward as a new planning application. The committee noted that there was parking within the site and that the construction management plan took into consideration that Muspole Street was a historic narrow street.

Discussion ensued in which the committee noted that the heritage interpretation of the site had been agreed with the original consent. This would take the form of silhouettes of shoes on the gates and a plaque to commemorate the former shoe factory. The archaeological survey had been conducted and there would be a report in due course.

RESOLVED, unanimously, to approve application no. 15/01480/VC - Depository Building part Lion House and part Seymour House, Muspole Street, Norwich and grant planning permission subject to the completion of a satisfactory deed of variation and subject to the following conditions:

1. In accordance with plans;
2. Unless otherwise agreed in writing with the local planning authority the development shall be constructed in accordance with the details approved in application reference 14/01567/D with regards the following:
 - (a) bricks;
 - (b) roof tiles;
 - (c) metal cladding;
 - (d) tile cladding.
3. Unless otherwise agreed in writing with the local planning authority the development shall be constructed in accordance with the details approved in application reference 14/01567/D with regards the following:
 - (a) metal roofing;
 - (b) glass balustrade;
 - (c) render;
 - (d) timber cladding;
 - (e) rainwater goods;
 - (f) ground floor grilles to cycle and car parking areas;
4. Unless otherwise agreed in writing with the local planning authority the development shall be constructed in accordance with the details approved in application reference 14/01567/D with regards the following:
 - (a) timber porches;
 - (b) windows;
 - (c) doors;
 - (d) access;
 - (e) gates;
 - (f) balconies;
 - (g) north lights.
5. Unless otherwise agreed in writing with the local planning authority, prior to the first occupation of any dwelling the development shall be carried out in accordance with the landscaping details agreed in 15/00069/D and in accordance with the approved sedum roof specification and implementation scheme.
6. Unless otherwise agreed in writing with the local planning authority the development shall be carried out in accordance with the PV panel strategy details agreed in 14/01567/D, with the following additional details to be agreed in writing:
 - i) installation of any associated equipment;
 - ii) the future operation and management of the panels;

7. Unless otherwise agreed in writing with the local planning authority development to be carried out with heritage interpretation details agreed in 14/01567/D.
8. Unless otherwise agreed in writing with the local planning authority no development shall take place unless in accordance with the programme of archaeological evaluation agreed in 15/00069/D. 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.
9. Unless otherwise agreed in writing with the local planning authority no development shall take place unless in accordance with the contamination risk assessment, site investigation scheme and subsequent report approved in 15/00069/D.
10. No occupation of the development hereby approved shall take place until a verification plan and a proposed monitoring, maintenance and contingency plan have been submitted to and agreed in writing by the local planning authority. The verification plan shall provide details of the data that has been collected in order to demonstrate that the works set out in remediation strategy referred to in condition 10 above are complete and shall identify any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. The proposed monitoring, maintenance and contingency plan shall identify how these requirements will be met.
11. If, during development, contamination not previously identified is found to be present, then no further development shall be carried out in pursuance of this permission until a scheme has been submitted to and approved by the council as Local Planning Authority detailing how this contamination shall be dealt with in accordance with the remediation scheme as set out above. Only when evidence is provided to confirm the contamination no longer presents an unacceptable risk, can development continue.
12. All imported topsoil and subsoil for use on the site shall be certified to confirm its source and that it is appropriate for its intended use. No occupation of the development shall take place until a copy of the certification has been submitted to the Local Planning Authority.
13. The development hereby permitted shall be constructed with a minimum finished floor level set to 3.70mAOD.
14. Unless otherwise agreed in writing with the local planning authority no development shall take place unless in accordance with the water, energy and resource efficiency measures approved in 14/01567/D. The scheme shall be constructed and the measures provided and made available for use in accordance with such timetables as may be agreed.
15. Unless otherwise agreed in writing with the local planning authority the scheme shall be constructed and implemented in accordance with the foul water drainage scheme approved in 15/00069/D.
16. Unless otherwise agreed in writing with the local planning authority no occupation of any dwelling shall take place until a fire hydrant has been provided in accordance with the details approved in 15/00069/D.
17. Unless otherwise agreed in writing with the local planning authority no occupation of any dwelling shall take place until all secure cycle parking and

refuse stores have been provided in accordance with approved drawing numbers 201 Rev.C, 230 and 260.

18. The development hereby approved shall be designed and built to meet the regulation 36 2(b) requirement of 110 litres/person/day water efficiency set out in part G2 of the 2015 Building Regulations for water usage.
19. Unless otherwise agreed in writing with the local planning authority no occupation of any dwelling shall take place until the works have been carried out in accordance with the surface water strategy details approved in 15/00069/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.

8. Application no 15/01899/F - 111 Borrowdale Drive, Norwich, NR1 4NA

The planner (development) presented the report with the aid of plans and slides. He referred to the concerns of the adjacent neighbours and said that the landscaping condition would be amended to require the applicant to provide details of specification and implementation.

Councillors Bradford and Maxwell, as ward councillors for Crome Ward, said that they welcomed the scheme which would provide a single storey dwelling which was in demand in the area and that the conditions mitigated the objections to the scheme from the adjacent neighbours. It was noted that the site was on a bus route and that the removal of the thick hedge would increase visibility around the junction.

Discussion ensued in which the planner referred to the report and answered questions. Each application for subdivision of a garden plot should be considered in its own right. This site was a large plot and dwellings in Borrowdale Drive varied in character and density.

RESOLVED, unanimously, to approve application no. 15/01899/F - 111 Borrowdale Drive Norwich NR1 4NA and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The existing garage and conservatory to be removed prior to occupation;
4. Removal of permitted development rights – extensions and outbuildings;
5. Submission of a landscape management plan to include details of specification and implementation.
6. Hedge to be removed outside the bird nesting season;
7. Details of surface materials and sustainable urban drainage measures;
8. The cycle and bin storage facilities to be installed prior to occupation;
9. Details of water conservation measures.

Informative

1. Works to a public highway.
2. Street naming.
3. Bins.
4. Considerate constructor.

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

9. Application no 15/01906/U - St Michaels Church, Oak Street, Norwich, NR3 3AE

(Councillors Blunt and Herries, having declared a pecuniary interest/pre-determined view in this item, left the room during the committee's determination of the item. Councillor Maxwell had declared an other interest in this item.)

The planner (development) presented the report with the aid of plans and slides. She also referred to the supplementary report of updates to reports, which was circulated at the meeting, and summarised a further objection from a nearby resident. The planner then referred to the letters of representation both in support and objecting to the facility and outlined the measures proposed to address the concerns of local residents.

Councillor Blunt, in his capacity as vice chair of the Norwich Historic Churches Trust, addressed the committee in support of the application. He spoke of the objectives of the Trust and that this application from a cultural organisation was appropriate. He considered that the report had dealt adequately with the concerns of the local residents and that the prospective tenants had shown a willingness to address local opposition by meeting with residents.

The applicant spoke in support of the application and explained that the company had grown and wanted to relocate from Great Yarmouth. The company had experience of using former church buildings elsewhere in the UK. He said that he hoped that the company would become part of the local community. (In response to a member's question, the applicant confirmed that the circus training did not involve animals.)

(Councillors Blunt and Herries left the meeting at this point.)

Discussion ensued in which members welcomed the proposal which would bring St Michael's Church back into use. The planner referred to the report and answered members' questions. She explained that the building could not be used outside the hours of operation as set out in the condition to the planning consent. This would include performances, hours of licences and practice sessions. If at a later date the

applicant wanted to increase the hours of operation, the company would need to submit an application to vary the conditions of the planning consent.

Councillor Jackson, as ward councillor of Mancroft Ward, said that he had given careful consideration of the application. He considered that the use of the building was better for it than to leave it empty. The applicant was sensitive to the fact that it was located in a city centre residential area.

RESOLVED, unanimously, to approve application no. 15/01906/U - St Michaels Church Oak Street, Norwich, NR3 3AE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The use hereby approved shall operate in accordance with the Noise Management Plan.
4. Amplification equipment to be submitted and agreed. The system shall be designed to ensure that noise levels from the premises do not exceed 45dB at 63Hz Centre Band Frequency (CBF), 40dB at 125Hz CBF and NR30 over the frequency range from 250Hz to 8KHz as measured at a position 1 metre outside any noise sensitive premises.
5. No performances with amplified music shall take place outside the application building.
6. The use hereby approved shall not be open to members of the public between 21:00hrs and 08:00hrs on any day.
7. Any damage caused to the building by the use hereby approved shall be made good in accordance with a scheme first submitted to and agreed in writing.
8. Within one month of the occupation of the development a flood warning and evacuation plan shall be submitted to and agreed in writing.
9. Implementation of Travel Information Plan.

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.

(Councillor Blunt and Herries were readmitted to the meeting at this point.)

10. Performance of the development management service; progress on appeals against planning decisions and planning enforcement action for quarter 3, 2015-16 (1 October to 31 December 2015)

The planning team leaders (development) presented the report and answered questions.

A decision had been received from the Planning Inspectorate on the Vikings Venture Scout Hut, Dereham Road and the appeal had been allowed. Further details would be reported to the committee with the next quarterly performance report.

Discussion ensued on the status of the enforcement action during the quarter. The planning team leader (development) (inner area) said that officers had met with Norwich City Football Club to discuss the issues. Maintenance of the river bank had been required and it was hoped that a conclusion could be reached. Members also noted that an enforcement notice would be served on the owners of 474 Earlham Road when legal advice had been received.

The planning team leader (development) (outer area) reported on his discussions with Norwich Family Life Church. Members expressed frustration about the church's lack of progress in developing its Heartsease Lane site and that it was still using the premises at 4-6 Mason Road, despite the temporary permission having expired. The planning team leader said that Mason Road was on an industrial estate and that it was not very accessible for pedestrians. Officers were mindful of the issues and would report back on any progress.

RESOLVED to note the report.

CHAIR