

Planning Applications Committee: 08 February 2018

Updates to reports

Application: 17/01091/F

Item 4(b) Page 39-66

Land North of Carrow Quay, Kerrison Road, Norwich

There are two corrections to the report, as follows:

- The table at paragraph 6 details 2 disabled parking spaces, this should read 4.
- Paragraph 78 refers to the applicant's intention to deliver 213 affordable dwellings on the Carrow Quay site. This should read Carrow Quarter site (i.e. 213 across both Carrow View and Carrow Quay).

A supporting statement from the applicant has been received, as follows:

Broadland Housing Association was established in 1963 and own and manages approximately 5,000 properties across Norfolk and Suffolk. A principal activity of the Association is the construction of new affordable housing; with the Board committed to the provision of as many new affordable homes as possible given the increased need across the Country. The provision of new build affordable accommodation has become significantly harder in recent years due to obstacles affecting supply; notably a significant reduction in funding from central Government.

To address this, Broadland Housing have had to look at innovative ways to fund the provision of affordable housing. This has included the development and sale of market accommodation in order to cross-subsidise the delivery of affordable housing. A solution which has been used successfully to deliver affordable housing in North Norfolk.

In this case, Broadland are looking to provide market accommodation as part of the Carrow View and Carrow Quay developments, in order to facilitate the provision of affordable housing. More specifically, the provision of market accommodation will cross-subsidise the delivery of approximately 230 affordable units in a mix of tenures, including shared ownership and affordable rent. This equates to approximately 65 percent of the total units across the two sites, which is significantly in excess of planning policy requirements.

Notwithstanding the foregoing, as well as the fact that a Viability Assessment has been prepared which demonstrates that the development could justify 0% affordable housing, it is proposed that the Section 106 legal agreement associated with the Carrow View development requires provision to be made for 15% affordable housing. This position is a result of a quirk in the funding system, whereby Homes England will not fund affordable housing which is provided through a Section 106 Agreement, but will fund affordable housing (both shared ownership and affordable rent), which is delivered through what otherwise would be market accommodation.

Broadland have worked closely with Council Officers and statutory consultees over the last three years to bring forward a high quality, contemporary development, in a highly sustainable location

The proposal is consistent with planning policy at all levels and crucially enables Broadland to provide approximately 230 affordable units in Norwich as part of the Carrow Quay development

Application: 17/01588/F
Item 4(c) Page 67-78
Bristol House, Unthank Road

- Formal comments have been received from Norwich City Council Design & Conservation. The comments conclude that the works will preserve and enhance the character and appearance of the building and wider conservation area and the comments also provide some detailed advice on conditions that should be included.
- Cllr Karen Davis has submitted concerns raised by residents of Town Close ward. These concerns are:
 - Density of development
 - Highway safety
 - Overshadowing
 - Noise
 - Too many student developments in the area, impact on character of the area
 - Poor standard of amenity for future residents
 - Disabled access
 - Parking pressures
 - Energy efficiency measures

These matters are all already covered in the committee report apart from the issue around energy efficiency. The development is not large enough to fall within the scope of policy JCS3 and so energy efficiency measures are not required to accompany this development.

Application: 17/02033/F
Item 4(d) Page 79-88
The Quebec PH

- Correction:

The recommendation refers to the wrong address. It should read as follows:

To approve application no. 17/02033/F - The Quebec 93 – 97, Quebec Road, Norwich, NR1 4HY 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.*

- Additional paragraph to be added between paragraph 13 and 14:

The proposal also involves the loss of a 4 bedroom manager's flat on the first floor. Since the flat is only accessible through the pub, it is considered to be ancillary to the main use of the building. As such, the loss of housing does not need to be assessed against policy DM15.

Application: 17/01791/F
Item 4(e) Page 89-102
Flordon House, 195 Unthank Road

- Additional consultation response received from Citywide Services:

I had to arrange a visit with Biffa to the site as they just could not get their heads around the plans. They are fine with the front compound as long as it is street level which it appears to be.

The rear compound is also fine but Biffa will not collect from here so the bins would need to be pulled by the residents to either Glebe Road or College Road and returned afterwards. The plan looks as if they will be given individual bins so when the bins are delivered they will have a label on saying the address so residents will be responsible for making sure bins are taken to the end of the rear alley and then returned after collection.
