NORWICH City Council

MINUTES

Planning applications committee

09:30 to 12:30 **1 October 2015**

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

Apologies: Councillors Brociek-Coulton and Woollard

1. Declarations of interest

There were no declarations of interest.

2. Minutes

RESOLVED to approve the minutes of the meeting held on 3 September 2015.

3. Tree Preservation Order 2015, City of Norwich no 481, 99 Christchurch Road, Norwich – Site visit

RESOLVED to note that the committee will undertake a site visit to 99 Christchurch Road, Norwich at 9:00 before the next committee meeting on 29 October 2015.

4. Application no 15/00509/VC - 463 - 503 Sprowston Road, 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. He explained how further breaches of condition could be enforced or addressed in the future. The proposed operating hours for the car park allowed for the stores' opening hours and deliveries to service the store. He explained that there had been breaches of the condition and that this application provided the opportunity to reinforce all the conditions of the original planning application and for a variation in the S106 agreement to ensure the provision of affordable housing. Members noted that the applicants had offered the barrier to address concerns from local residents that there would be anti-social behaviour on the car park (such as racing cars) when the store was closed It was also noted that people could still walk across the car park when the store was closed.

A member said that it was regrettable that the issue of securing the car park had not been pre-empted when the original planning application had been granted.

RESOLVED, unanimously, to approve application no. 15/00509/VC - 463 - 503 Sprowston Road, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. In accordance with plans;
2. Details materials to be submitted; details for store in accord with 13/00976/D;
3. Details glazing and fixing to be submitted; windows to store on north side obscure glazed and fixed shut;
4. Historic interpretation in accord with 13/01911/D;
5. Details residential landscaping to be submitted; details for store in accord with 13/00976/D;
6. Pedestrian access routes retained in accord with cond 5;
7. Surface materials of the access track south of the store to be submitted;
8. No removal of vegetation March to September inclusive;
9. No works within root protection areas unless under arboricultural supervision;
10. Footpaths and driveways in identified areas in no dig construction only;
11. Tree protection areas;
12. Siting of services and limited ground works in tree protection areas;
13. Servicing, collection, storage etc. for retail store in accord with 13/00976/D;
14. Details to be submitted for residential servicing, collection, storage etc.;
15. Car park management plan and barriers as agreed under 13/00976/D;
16. Surface water drainage scheme in accord with 13/00976/D;
17. Details to be submitted for residential water saving measures;
18. Energy requirement for retail store in accord with 13/00976/D;
19. Details to be submitted for energy requirement for residential scheme;
20. Restriction on delivery times;
21. Details plant and machinery in accord with 14/00886/D; new p&m details to be submitted;
22. Details ventilation or fume extraction in accord with14/00886/D; new vent or fume extraction to be submitted;
23. No materials to be stored in open or outside agreed areas;
24. No use of reversing alarms;
25. Switching off of refrigeration units on delivery vehicles;
26. Loading and unloading for store in designated areas only;
27. Details of dock shroud in accord with13/00976/D;
28. No cages to be used for transfer of goods in open;
29. Archaeological investigation if features are found during construction;
30. Details contamination remediation to be submitted; remediation for store area in accord with13/00976/D;
31. Details contamination verification to be submitted; verification for store area in accord with13/00976/D;
32. Stop works if unknown contamination is found;
33. Details of imported topsoil to be submitted;
34. Control on maximum non-convenience sales area to 198sq.m. of floorspace;
35. Travel information plan in accord with13/00976/D;
36. Blocking of access across Windmill Road and safeguarding of route into area of future development;

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 discussions with the applicant at the pre-application stage the application has been approved subject to suitable land management, measures to seek compliance with the S106 agreement, appropriate conditions and for the reasons outlined within the committee report for the application.

5. Application no 15/00509/VC - 463 - 503 Sprowston Road, Norwich

The senior planner (development) presented the report with the aid of plans and slides. He also referred to the supplementary report of updates to reports which was circulated at the meeting and contained a correction to the report.

During discussion the senior planner referred to the report and answered members' questions. Members were advised that landscaping was covered by condition 5 and would include soft landscaping. The chair commented that he did not like the aesthetics of fenestration on the southern elevation and that it would be possible to subdivide the bedroom of a one bedroomed apartment if there was another window in the bedroom. However the senior planner said that he would advise the architect of the chair's view but the rooms had been designed to meet the space standard and therefore, it would be unlikely that the registered social landlord would permit the subdivision of a bedroom.

RESOLVED, unanimously, to approve application no. 15/00509/VC - 463 - 503 Sprowston Road, Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing and subject to the following conditions:

1. In accordance with plans;
2. Details materials to be submitted; details for store in accord with 13/00976/D;
3. Details glazing and fixing to be submitted; windows to store on north side obscure glazed and fixed shut;
4. Historic interpretation in accord with 13/01911/D;
5. Details residential landscaping to be submitted; details for store in accord with 13/00976/D;
6. Pedestrian access routes retained in accord with cond 5;
7. Surface materials of the access track south of the store to be submitted;
8. No removal of vegetation March to September inclusive;
9. No works within root protection areas unless under arboricultural supervision;
10. Footpaths and driveways in identified areas in no dig construction only;
11. Tree protection areas;
12. Siting of services and limited ground works in tree protection areas;
13. Servicing, collection, storage etc. for retail store in accord with 13/00976/D;
14. Details to be submitted for residential servicing, collection, storage etc.;
15. Car park management plan and barriers as agreed under 13/00976/D;
16. Surface water drainage scheme in accord with 13/00976/D;
17. Details to be submitted for residential water saving measures;
18. Energy requirement for retail store in accord with 13/00976/D;
19. Details to be submitted for energy requirement for residential scheme;

20. Restriction on delivery times;
21. Details plant and machinery in accord with 14/00886/D; new p&m details to be submitted;
22. Details ventilation or fume extraction in accord with14/00886/D; new vent or fume extraction to be submitted;
23. No materials to be stored in open or outside agreed areas;
24. No use of reversing alarms;
25. Switching off of refrigeration units on delivery vehicles;
26. Loading and unloading for store in designated areas only;
27. Details of dock shroud in accord with13/00976/D;
28. No cages to be used for transfer of goods in open;
29. Archaeological investigation if features are found during construction;
30. Details contamination remediation to be submitted; remediation for store area in accord with13/00976/D;
31. Details contamination verification to be submitted; verification for store area in accord with13/00976/D;
32. Stop works if unknown contamination is found;
33. Details of imported topsoil to be submitted;
34. Control on maximum non-convenience sales area to 198sq.m. of floorspace;
35. Travel information plan in accord with13/00976/D;
36. Blocking of access across Windmill Road and safeguarding of route into area of future development;

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 discussions with the applicant at the pre-application stage the application has been approved subject to suitable land management, measures to seek compliance with the S106 agreement, appropriate conditions and for the reasons outlined within the committee report for the application.

6. Application no 14/00847/F - Land North Side of Windmill Road, Norwich

The senior planner (development) presented the report with the aid of plans and slides. He explained the connectivity with applications for 463 – 503 Sprowston Road which the committee had determined earlier in the meeting.

During discussion the senior planner referred to the report and answered members' questions. In reply to a members who objected to the use of wooden fences rather than hedgerows, the committee was advised of the options to retain existing vegetation, hedging and a tree, and the scope to provide planting on the Windmill Road boundary and in the mews courtyard, which would be discussed with the applicant. The biodiversity measures also included bird and bat boxes.

RESOLVED, unanimously, to approve application no. 14/00847/F - Land North side of Windmill Road Norwich and grant planning permission 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 and external joinery; external lighting;
4. Details of access road surface, car parking, cycle storage, bin stores provision;
5. Details of landscaping, planting, tree pits, biodiversity enhancements, site treatment works, boundary treatments, gates, walls and fences and landscape implementation and maintenance;
6. Archaeology Written Scheme of Investigation;
7. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement;
8. Retention of tree protection;
9. Details of provision and maintenance of LZC technologies and renewable energy sources;
10. Details of water efficiency measures;
11. Details of water drainage strategy and drainage management;
12. Cessation of works if unknown contaminants found; and
13. Control on any imported materials.

Informatives:

1. Considerate construction and timing to prevent nuisance;
2. Materials removed from site should be classified and disposed of at suitable licensed facilities;
3. Site clearance to have due regard to minimising the impact on wildlife.

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

7. Application no 15/00272/F - Land at Goldsmith Street, Greyhound Opening and Haslips Close, Norwich

The senior planner (development) gave a detailed presentation of the report with the aid of plans and slides, and referred to the further representations and the officer response contained in the supplementary report of updates to reports, which was circulated at the meeting. The committee was also advised of the details of correspondence from a firm of solicitors, acting on behalf of one of the residents of Dereham Road, and that the view of the nplaw solicitor acting for the city council was that there was no easement or legal right of way for residents to access and use the Exeter Street car park.

Two residents of Dereham Road addressed the committee and outlined their objections to the scheme in relation to the removal of the car park, concern that the scheme would block access to the rear of their properties, that it would be difficult for carers and people with pushchairs, concern that there would not be sufficient parking for residents and that the parking bays would be inadequate. One resident, whose solicitor's letter was referred to above, explained her concern that she would be

unable to park on Dereham Road and that she feared her disabled husband would become housebound if she was not assured of parking near her home.

A businessman, who operated a garage and engineering workshop and owned the Dereham Road Baptist Church, also addressed the committee and outlined his objections to the scheme, expressing concern that future residents of the scheme would complain about noise from his business operations, and put his plans for expansion in jeopardy.

During discussion the senior planner, together with the transport planner and the planning team leader (development) (outer area) answered members' questions and commented on the issues raised above. The committee was advised of a range of measures to create green space and manage traffic to make it a safe environment for residents. Members were advised that bin stores would be to the front of the proposed terraced dwellings and that external and internal doors would be wide. The masterplan for the regeneration of the area had been developed over a seven year period. Members needed to consider the proposal as a whole and the development of the two sites complied with planning policy. The garage and engineering workshop was a B1 class use and therefore suitable for a residential area. This had been considered at the pre-application stage and it was considered that as the new dwellings would be built to Passivhaus standards there was no need for a separate noise assessment.

Discussion ensued in which members expressed concern about that the council had allowed the residents the use of the (GIA Housing) car park for many years and that there was an moral obligation to ensure that the development of the car park would not have an adverse impact on them, particularly given the traffic conditions on the Dereham Road. Members were advised that there was no legal obligation to provide residents with the use of the GIA car park there would be further consultation with residents when the traffic regulation orders were served as part of the planning condition for extension of the controlled parking zone (CPZ) into the site. It would be possible to provide Blue badge parking bays and resident permit parking bays on Dereham Road and on Exeter Street.

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

The transport planner said that it would be possible to provide a bespoke solution to address the issues raised by the residents, including designated parking bays for residents and Blue badge parking bays. In response to members' comments, the transport planner pointed out that only 50% of households in this area were car owners. He did not consider that the loss of parking was sufficient grounds for refusal of the application and confirmed that there would be further consultation with existing residents to ensure that the issues were resolved.

A member spoke in support of the scheme which would create an attractive environment and provide 102 new dwellings, and praised the officers for their work in developing the scheme. Other members also welcomed the scheme and sought assurance that further consultation would take place with residents on the highways scheme associated with this development.

RESOLVED, unanimously, to approve application no. 15/00272/F - Land At Goldsmith Street, Greyhound Opening and Haslips Close Norwich and grant planning permission subject to the completion of a satisfactory legal agreement to include provision of affordable housing 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; window shutters; verges; vent systems; external lighting; and heritage interpretation;
4. Windows facing south Block L first floor flats to be obscure glazed and fixed openings;
5. Details of vehicle charging point; car club vehicle point; cycle storage; and bin stores provision;
6. Details of highways works;
7. Details of travel plan;
8. Provision of extension to Controlled Parking Zone;
9. Construction management; parking; wheel washing:
10. Details of landscaping: planting; tree pits; biodiversity enhancements; play spaces; site treatment works; boundary treatments, gates, walls and fences; access road and path link surfaces; and landscape provision and maintenance;
11. Pre-construction site meeting, details of arboricultural monitoring; and where necessary AMS for additional site works, protection of existing trees and planting;
12. Compliance with AIA, AMS and additional information at condition 11 and Tree Protection Scheme implemented prior to commencement;
13. Retention of tree protection;
14. Details of provision and maintenance of LZC technologies and renewable energy sources should development not achieve passivhaus accreditation;
15. Details of water efficiency measures;
16. Implementation of surface water flood strategy;
17. Details of modelling of the surface water pipe network;
18. Details of maintenance of the surface water drainage system;
19. No hard-standings to be constructed prior to surface water works having been carried out;
20. Site contamination investigation and assessment;
21. Details of contamination verification plan;
22. Cessation of works if unknown contaminants found;
23. Details of all imported material prior to occupation;
24. Details of plant and machinery;
25. Details any remaining archaeological work and written scheme of investigation.

Informatives

- Considerate constructors
- Unrecorded UXB’s
- Impact on wildlife
- Highways contacts, permits, design note, works within the highway etc.
- Environment Agency guidance;
- Anglian Water guidance;

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.

8. Application no 15/01028/U - 109 Catton Grove Road, Norwich, NR3 3NX

The planner (development) 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 contained a statement from the applicant and the officer response which accepted the partial retention of the fence in the rear garden and therefore amending condition 5 (below) accordingly.

During discussion a member commented that houses in multiple- occupation, like this one where the front garden was gravel with little or no planting, stood out from other houses in the street. The planner suggested that he expanded the condition asking for clarification of the refuse storage to include some landscaping to the front of the building. He also said that there was an opportunity to discuss alternative boundary solutions, such as hedging, with the applicant because the front fencing exceeded the 1 metre height limit for permitted development.

RESOLVED, unanimously, to approve application no. 15/01028/U - 109 Catton Grove Road Norwich NR3 3NX and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans.
3. Details of the position of refuse storage, including landscaping and planting, to be submitted and approved prior to occupation.
4. Cycle and bin storage to be made available prior to occupation and retained thereafter.
5. The existing fence and access be retained in a state that facilitates easy access for the occupants to the entirety of the rear of the site and retained thereafter.
6. The site shall be occupied by no more than 7 tenants, on a 1 tenant per lettable room basis, at any one time.

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 15/00631/F - Hugh J Boswell Ltd, Carrow Hill, Norwich, NR1 2AH

The senior planning technical officer presented the report with the aid of plans and slides. He explained that the noise assessment had demonstrated very low or negligible impact on the three properties potentially affected by the application.

RESOLVED, unanimously, to approve application no. 15/00631/F - Hugh J Boswell Ltd Carrow Hill, Norwich NR1 2AH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. For the avoidance of doubt, the use of the equipment hereby permitted and indicated on noise assessment ref: 10902/1 shall be restricted as follows:
   (a) Between the hour of 18:00 – 06.30 on any day, the 6 no. 'inverter' units will be turned off
   (b) Between the hours of 18:00 – 06:30 on any day the 'ducted heat exchanger' will operate on a low speed setting.

10. Application no 15/00453/F - 4 Mile End Close, Norwich, NR7 7QU

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

RESOLVED, unanimously, to approve application no. 15/00453/F - 4 Mile End Close Norwich NR7 7QU and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Development to be in accordance with the approved AIA and method statement.

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 15/01048/F - St Stephens Gate Medical Practice, 55 Wessex Street, Norwich, NR2 2TJ

The planning assistant presented the report with plans and slides.

Councillor Carlo said that she considered that the proposed fence was "hideous" and that it was visible from the chapel on Chapelfield Road. She considered that the area should be better policed and that CCTV would be helpful.

Discussion ensued in which members considered that the medical practice had no alternative other than to address the problem of rough sleepers and drug use on its premises, particularly with its duty to protect its staff, patients and its proximity to a

school. A member pointed out that the fence was designed for vegetation to grow through and around the fence and this was confirmed by the planning assistant. A member said that he considered that the existing vegetation needed maintenance.

RESOLVED, with 10 members voting in favour (Councillors Sands, Herries, Blunt, Bradford, Button, Jackson, Lubbock, Maxwell, Neale, and Peek) and 1 member voting against (Councillor Carlo) to approve application no. 15/01048/F - St Stephens Gate Medical Practice 55 Wessex Street Norwich NR2 2TJ 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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

CHAIR