

Planning applications committee

Date: Thursday, 13 April 2023

Time: 09:30

Venue: Mancroft room, City Hall, St Peters Street, Norwich, NR2 1NH

Members of the public, agents and applicants, ward councillors and other interested parties must notify the committee officer if they wish to attend this meeting by 10:00 on the day before the committee meeting, please. The meeting will be live streamed on the council's YouTube channel.

Committee members:

Councillors:

Driver (chair)
Sands (M) (vice chair)
Bogelein
Champion
Davis
Grahame
Lubbock
Peek
Sands (S)
Stutely
Thomas (Va)
Thomas (Vi)
Young

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Information for members of the public

Members of the public and the media have the right to attend meetings of full council, the cabinet and committees except where confidential information or exempt information is likely to be disclosed, and the meeting is therefore held in private.

For information about attending or speaking at meetings, please contact the committee officer above or refer to the council's website



If you would like this agenda in an alternative format, such as a larger or smaller font, audio or Braille, or in a different language, please contact the committee officer above.

Agenda

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1 Apologies

To receive apologies for absence

2 Declarations of interest

(Please note that it is the responsibility of individual members to declare an interest prior to the item if they arrive late for the meeting)

3 Minutes

5 - 10

To approve the accuracy of the minutes of the meeting held on 9 March 2023

4 Planning applications

Please note that members of the public, who have responded to the planning consultations, and applicants and agents wishing to speak at the meeting for item 4 above are required to notify the committee officer by 10:00 on the day before the meeting.

Further information on planning applications can be obtained from the council's website:

<http://planning.norwich.gov.uk/online-applications/>

Please note:

- The formal business of the committee will commence at 9.30;
- The committee may have a comfort break after two hours of the meeting commencing.
- Please note that refreshments will not be provided. Water is available
- The committee will adjourn for lunch at a convenient point between 13:00 and 14:00 if there is any remaining

business.

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	Standing duties	13 - 14
4a	Application no 22/01341/F John Youngs Ltd, 24 City Road, Norwich NR1 3AL	15 - 26

Informal briefing for members

At the end of the formal business of the committee, members are asked to remain for an informal briefing on Nutrient Neutrality.

Date of publication: **Monday, 03 April 2023**



Planning applications committee

09:30 to 11:40

9 March 2023

Present: Councillors Driver (chair), Sands (M), Champion, Carlo (substitute for Councillor Bogelein), Davis, Grahame, Lubbock, Peek, Sands (S), Stutely and Young

Apologies: Councillors Bogelein, Thomas (Va) and Thomas (Vi)

1. Declarations of interests

Councillor Lubbock declared a pre-determined view in item 5 (below), Application no 23/00075/F – 36 Norvic Drive, Norwich NR4 7NN, as ward councillor in support of local residents objecting to the proposal and having called in the application for determination by the committee.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meetings held on 9 February 2023.

3. Application no 22/00385/U – 308 Bowthorpe Road, Norwich, NR5 8AB

The planner (case officer) presented the report with the aid of plans and slides. The comments of the county council's transportation officer were attached to the report. The transportation officer had recommended that 'H' bar was painted to the existing dropped kerb, to ensure that access to the site was not blocked.

A resident of Fieldview addressed the committee, outlining his objections to the proposed change of use, which included: concern about the overdevelopment of the site into retail units and residential accommodation; concerns about traffic and safety of pedestrians, particularly disabled people (a person on a disability scooter had narrowly avoided an accident in the vicinity); and exacerbation of residents' concerns about parking and access.

The planner then answered questions from members of the committee. This included clarification on the reasons for the proposal to paint an 'H' bar to ensure that the exit/egress to the parking at the front of the retail units was not impeded and to deter drivers from exiting into Fieldview. A member suggested that the location of the cycle parking and litter bin could be used to "block" vehicular access via Fieldview. The committee was assured of the conditions to the planning application and that these details were subject to further discussion and agreement with the

council as local planning authority. Members were also advised that in relation to pedestrian safety, the pavements were wide in this vicinity and therefore obstruction from parked vehicles was not such an issue as in terraced streets of the city. Members were also advised that there had been a shop on this site since the early 20th century and that the proposal for a change of use was not significantly different from the existing consent.

The chair moved and the vice chair seconded the recommendations as set out in the report.

A member commented on his concern about “significant highways issues” relating to pedestrian safety that could not be addressed through this application, other than the mitigation of painting an ‘H’ bar, and therefore he considered that he could not vote on this application. Other members asked that it was recorded that the committee could not address concerns about pedestrian safety through this application for a change of use and were frustrated about the incremental development of the site and therefore the lack of opportunity to control the access/egress to the parking at the front through the planning process. A member suggested that highways issues should be raised with the county councillor for the ward. The committee also noted that county councillors had a budget for small traffic improvements and that there was potential for this to be used for bollards or additional yellow lines to prevent vehicles crossing the pavement.

In reply to a member’s suggestion that the use of business be restricted to 10 pm (22:00), another member considered that this was “too punitive”. No other members spoke in support of this proposal.

During discussion a member pointed out that the application for a change of use was to ensure that a thriving business continued to be sustainable. The majority of the takeaway’s customers were likely to be on foot or bicycle. There was an opportunity to position the cycle parking and litter bin to block vehicles to prevent vehicles crossing the pavement to access the car park.

RESOLVED, with 3 members voting in favour (Councillors Driver, Sands (M), and Carlo), 1 member voting against (Councillor Sands (S)) and 7 members abstaining from voting (Councillors Champion, Grahame, Davis, Peek, Lubbock, Stutely and Young) to approve application no. 2/00385/U – 308 Bowthorpe Road Norwich NR5 8AB and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Hours of use of business restricted to between 11am and 11pm;
4. In accordance with ventilation and extraction details;
5. Provision of a litter bin;
6. Provision of cycle parking;
7. Painting of an ‘H’ bar to existing drop kerb.

4. Application no 22/01500/NF3 - Homage to Sir Thomas Browne Statue, Hay Hill and Elm Hill Gardens, Norwich

The area development manager presented the report with the aid of plans and slides. During the presentation, he referred to the supplementary report of updates

to reports, which was circulated at the meeting, and contained clarification regarding the councillor call in and a summary of a further representation and submission of a 16 page document, produced at the time of the installation of the “homage” sculpture at Hay Hill, and the officer response.

The area development manager read out a statement received from a representative of the Norfolk Contemporary Art Society (NCAS) (a full copy of the statement is available with the agenda papers on the council’s website), which included: a request for further details of the arrangements for secure storage of the Homage sculpture and transportation; suggestion that a 6 month time limit is imposed for the relocation of the sculpture; indication that NCAS’s interest in “actively contributing” to the discussions on the relocation of the sculptures and heritage interpretation on Hay Hill and the new location to connect the sculptures with the statue of Sir Thomas Browne.

A representative of the Sir Thomas Browne Society, and former council officer who had project managed the sculptures in the first place, addressed the committee explaining that the sculptures had been commissioned as one artwork with a direct relationship to the statue of Sir Thomas Browne, intended to provide a “salon” on Hay Hill where people could sit in the vicinity of his home (where Pret A Manger was now situated) and buried in the churchyard (St Peter Mancroft). At the time that the work was installed the council did not have the £20,000 intended to interpret the artwork. She would like to see Hay Hill improved but objected to the removal of the sculpture suggesting that it was incorporated into the new design. She also asked that a condition of the planning application was to provide £20,000 to provide interpretation so that the value of Sir Thomas Brown to the city and Hay Hill could be understood and the artwork commemorated. (During the presentation, images from the submitted document were displayed to the committee.)

The design, conservation and landscape manager spoke on behalf of the applicant (Norwich City Council), explaining that it was necessary for the sculpture to be relocated from Hay Hill for the project to improve Hay Hill to go ahead, which would make the space work better and comply with the Equality Act 2010. He referred to the public consultation and support for the proposals, and stressed that, in order to access funding, the application needed to be determined as soon as possible. He assured members that a suitable location would be found for the sculpture.

The area development officer addressed the committee and commented on issues raised during the above representations. There were conditions in place to ensure the safe storage of the sculpture until a suitable location could be found to relocate it. The proposal to relocate to Elm Hill Gardens had been removed from the application. Members were advised that there was a condition in place for heritage interpretation, but the committee could not ask for £20,000 to be ringfenced for it. There was ongoing consultation on potential sites to relocate the sculpture. It would require planning permission and would be brought back to the committee for determination. Members were also advised that if the committee was to refuse the application, the council as applicant had the same right of appeal as any other applicant.

The chair moved and the vice chair seconded the recommendations as set out in the report.

A member expressed her dissatisfaction with the application suggesting that further seating and improved lighting to address antisocial behaviour could be added without removing the sculpture. She also considered that: redevelopment according to funding becoming available was unsustainable; the interpretation should have been provided at the time of installation; the previous water feature had been subject to vandalism; there were public spaces for events at the Forum, Chapelfield Gardens and Castle Green; and that the committee was being asked to determine the application without the knowledge of where the sculpture was going to go. Another member also said that he could not vote on this application because of the uncertainty surrounding the length of time that the sculpture would be in storage and that an alternative site had not yet been identified for its relocation.

In reply, the area development manager commented that the council owned the sculpture and therefore had the ultimate say as to its relocation. A member suggested it was important to ensure that this modern art was relocated to a suitable location where the public could enjoy it. Members concurred that the council should work with NCAS and the Sir Thomas Browne Society to agree a suitable location.

During discussion some members welcomed the proposal and considered that the area of Hay Hill needed remodelling and upgrading to make it a more user-friendly and accessible space for the people of Norwich. Members also welcomed the opportunity to improve biodiversity on the site.

A member said that the views of Sir Thomas Browne on witchcraft had influenced the Salem Witch Trials and it was important for history that such facts were not omitted in the heritage interpretation. Another member considered that many people did not understand the sculpture and that it had never been interpreted properly, and therefore this was an opportunity to do so.

RESOLVED with 9 members voting in favour (Councillors Driver, Sands (M), Carlo, Champion, Grahame, Davis, Sands (S), Peek and Young), 1 member voting against (Councillor Lubbock) and 1 member abstaining from voting (Councillor Stutely) to approve application no. 22/01500/NF3 - Homage to Sir Thomas Browne Statue, Hay Hill, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of future storage of the sculpture
4. Details of Heritage Interpretation
5. Tree protection in accord with AIA
6. Details of arboricultural supervision within root protection areas

5. Application no 23/00075/F – 36 Norvic Drive, Norwich NR4 7NN

(Councillor Lubbock had declared a predetermined view in this item and therefore did not take part in the determination of the application. Councillor Lubbock sat in the public gallery from the start of this item.)

The area development manager presented the report with the aid of plans and slides.

Councillor Lubbock, as ward councillor (Eaton Ward), spoke on behalf of the neighbours each side of no 36 Norvic Drive and outlined their objections to the proposed extension. This included concern about loss of light and that the application would become a house in multiple occupation (HMO) leading to issues of noise, unkempt gardens and parking, and would change the character of the area resulting in loss of community.

The adjacent neighbour addressed the committee with her objections to the proposals. These included concerns that the extension at no 36 would have a significant impact on her home; that the additional bathrooms and relocation of the kitchen would result in damp, penetrating party walls, and increase pressure on the shared sewer; that there would be an increase in parking in the street and this could prevent emergency vehicles accessing Norvic Drive; concerns about noise and that the extension encroached into the garden space of no 36.

(Councillor Lubbock left the meeting at this point.)

The area development manager, together with assistance from the planner (case officer), answered members' questions. He explained that this was an extension to a domestic property, with one additional bedroom. When assessing the impact on the sewage system it was the number of bedrooms that were assessed, ie, the number of people that could be accommodated in the dwelling, rather than the number of toilets in the property. Members were advised that planning consent was not required for internal changes to houses such as the relocation of the kitchen and bathroom. The committee noted the issues relating to the house being converted from C3 use to a small C4 HMO as set out in paragraph 46 of the report. Further planning consent and an additional bedroom would be required if it were to become a large HMO for 6 people or more.

The chair moved and the vice chair seconded the recommendations as set out in the report.

During discussion some members expressed their concern about the potential for this extension to be converted from a family home into an HMO, and the issues that this would have on the area, including parking and noise. One member considered that the increased number of bathrooms/ensuites would impact on Nutrient Neutrality. Another member regretted the loss of the garden space and the effect that this would have on biodiversity. The area development manager said that the proposal just exceeded the size allowed under permitted development rights because it comprised a side and rear extension that wrapped round the building. Under permitted development rights the council would have no control.

A member cautioned the committee from assuming that the intention of the applicant was to create a small HMO and that families with several teenagers would welcome additional bathrooms. It did not exceed the floor space for permitted development and no biodiversity was being lost. He considered that it was important to prevent greenfield development and encourage more people to live in the city by extending existing housing to suit their needs.

RESOLVED, with 6 members voting in favour (Councillors Driver, Sands (M), Carlo, Champion, Peek and Stutely), 1 member voting against (Councillor Sands (S)) and 3 members abstaining from voting (Councillors Grahame, Davis and Young) to

approve application 23/00075/F - 36 Norvic Drive, Norwich, NR4 7NN and grant planning permission subject to the following conditions:

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

CHAIR

Summary of planning applications for consideration
13 April 2023

ITEM 4

Item No.	Application number	Location	Case officer	Proposal	Reason for consideration at committee	Recommendation
4a	22/01341/F	John Youngs Ltd, 24 City Road, Norwich NR1 3AL	Nyasha Dzwowa	Installation of flue to service biomass boiler.	Objections	Approve

STANDING DUTIES

In assessing the merits of the proposals and reaching the recommendation made for each application, due regard has been given to the following duties and in determining the applications the members of the committee will also have due regard to these duties.

Equality Act 2010

It is unlawful to discriminate against, harass or victimise a person when providing a service or when exercising a public function. Prohibited conduct includes direct discrimination, indirect discrimination, harassment and victimisation and discrimination arising from a disability (treating a person unfavourably as a result of their disability, not because of the disability itself).

Direct discrimination occurs where the reason for a person being treated less favourably than another is because of a protected characteristic.

The act notes the protected characteristics of: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.

The introduction of the general equality duties under this Act in April 2011 requires that the council must in the exercise of its functions, have due regard to the need to:

- Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by this Act.
- Advance equality of opportunity between people who share a relevant protected characteristic and those who do not.
- Foster good relations between people who share a relevant protected characteristic and those who do not.

The relevant protected characteristics are: age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation.

The council must in the exercise of its functions have due regard to the need to eliminate unlawful discrimination against someone due to their marriage or civil partnership status but the other aims of advancing equality and fostering good relations do not apply.

Crime and Disorder Act, 1998 (S17)

- (1) Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its

various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.

- (2) This section applies to a local authority, a joint authority, a police authority, a National Park authority and the Broads Authority.

Natural Environment & Rural Communities Act 2006 (S40)

- (1) Every public authority must, on exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

Planning Act 2008 (S183)

- (1) Every Planning Authority should have regard to the desirability of achieving good design

Human Rights Act 1998 – this incorporates the rights of the European Convention on Human Rights into UK Law

Article 8 – Right to Respect for Private and Family Life

- (1) Everyone has the right to respect for his private and family life, his home and his correspondence.
- (2) There shall be no interference by a public authority with the exercise of his right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the rights and freedoms of others.
- (3) A local authority is prohibited from acting in a way which is incompatible with any of the human rights described by the European Convention on Human Rights unless legislation makes this unavoidable.
- (4) Article 8 is a qualified right and where interference of the right can be justified there will be no breach of Article 8.

Report to Planning Applications Committee

Item

Report of Head of Planning & Regulatory Services

Subject Application no 22/01341/F John Youngs Ltd, 24 City Road, Norwich NR1 3AL

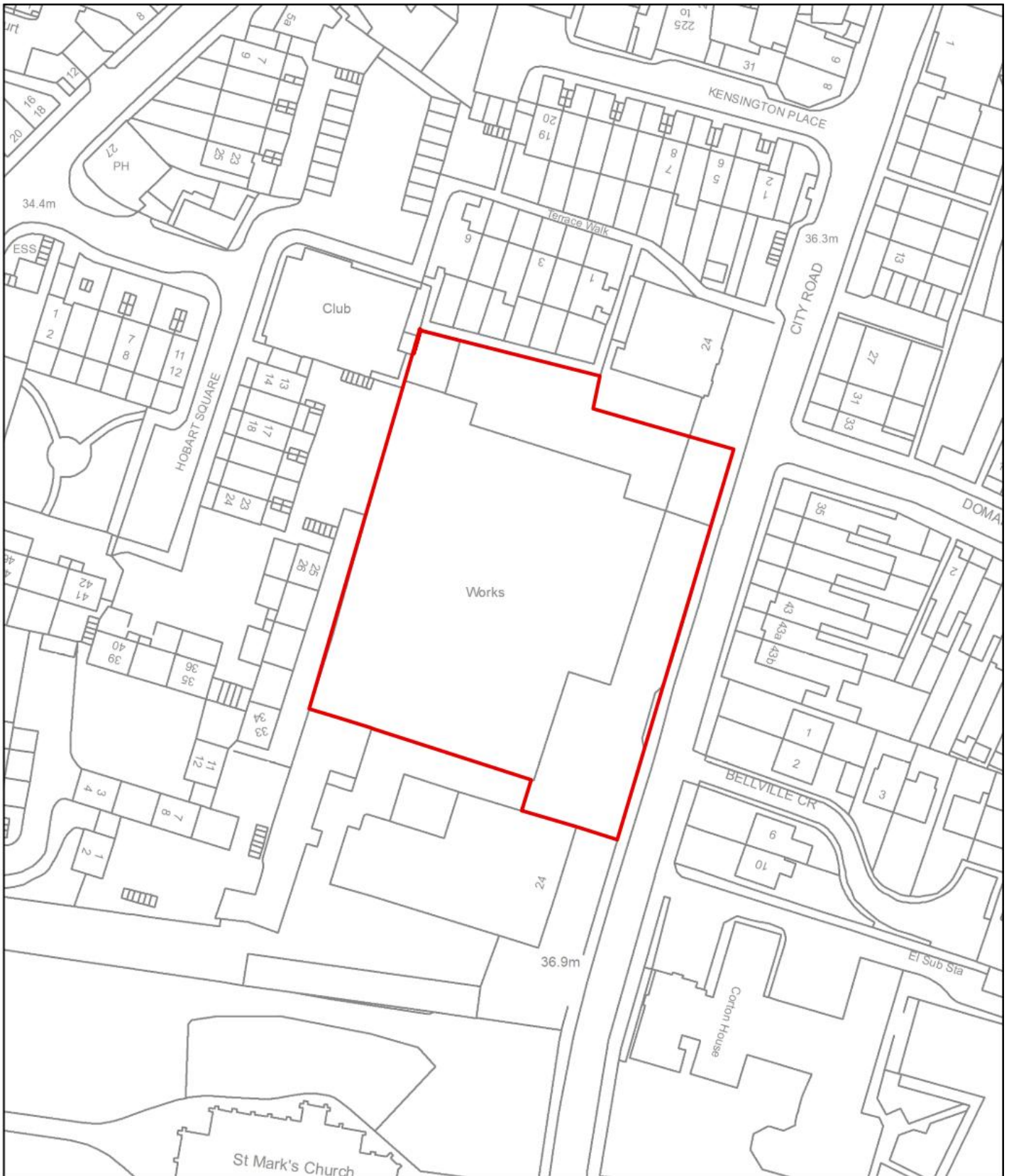
4(a)

Reason for referral Objections

Ward	Lakenham
Case officer	Nyasha Dzwowa 01603987998 nyashadzwowa@norwich.gov.uk
Applicant	Youngs Doors Ltd

Development proposal		
Installation of flue to service biomass boiler.		
Representations		
Object	Comment	Support
2	0	0

Main issues	Key considerations
1	Design and Heritage
2	Amenity
3	Air Quality
Expiry date	20 April 2023
Recommendation	Approve



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Planning Application No 22/01341/F
 Site Address John Youngs Ltd 24 City Road

Scale 1:1,000



NORWICH
 City Council

PLANNING SERVICES



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The site and surroundings

1. The subject property is located on City Road, in an industrial unit within a mixed-use area. The subject property was constructed using red bricks and has an alternating pitched roof. Within the site boundary there are buildings of varying scales however they all have a similar character. The site has onsite parking and a dwarf brick boundary with black fencing.
2. The site is boarded by residential properties to the north and west. The residential properties to the north are terraced properties on Terrace Walk and they have direct line of sight to the subject property and the residential properties to the west are terraced and semi-detached properties along City Road. Several the properties within the terraced block on City Road are locally listed. St Marks Church, a grade II listed building is located south of the site and Bracondale Conservation Area is located north of the site.

Constraints

3. There are several heritage assets within the surrounding environment including Bracondale Conservation Area which is located approximately 80m away from the site, St Marks Church which is grade II listed is located approximately 130m away and the nearest locally listed properties are on the opposite side of City Road.

Relevant planning history

4. The records held by the city council show the following planning history for the site.

Ref	Proposal	Decision	Date
12/00115/DEM	Demolition of lifting gear building	APPR	22 March 2012
12/00314/A	Display of 1No. non illuminated fascia sign	APPR	13 April 2012
13/00067/DEM	Demolition of single storey building	APPR	21 March 2013

The proposal

5. On the north elevation of the building a flue will be installed. The flue proposed would be stainless steel and would measure 7.9m tall and 0.2m wide. A Talbott 03m 2 tier fuel silo would also be installed. A 15 kW loading fan would be installed on the north elevation as part of the extraction system. The proposed loading fan would be in an acoustic enclosure with a 200mm clearance around the fan.
6. The flue is required to service a replacement boiler (a new 199kW biomass boiler). The proposed boiler has several components which include ash trays, control panel and an ash bin. The boiler itself is internal and therefore does not need planning permission and is not assessed within this report.

Representations

7. Adjacent and neighbouring properties have been notified in writing. Two letters of representation have been received citing the issues as summarised in the table below.

Issues raised	Response
Noise	See main issue 2
Gases released from the boiler will have a negative impact on the surrounding area and health	See main issue 3

Consultation responses

8. 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.

Environmental protection

9. I've looked at it from a noise perspective and believe there shouldn't be any increase in noise from the site for nearby residents.
10. I have reviewed the Air Quality Impact Assessment carried out at Youngs Doors Ltd, City Road, Norwich, dated December 2022, project ref STROMA PROJECT REF: PRO-085007. If the biomass boiler is installed and operated correctly then the flue would be acceptable.

Assessment of planning considerations

Relevant development plan policies

11. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
- JCS1 Addressing climate change and protecting environmental assets
 - JCS2 Promoting good design
 - JCS3 Energy and water
12. **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
 - DM4 Providing for renewable and low carbon energy
 - DM6 Protecting and enhancing the natural environment
 - DM9 Safeguarding Norwich's heritage
 - DM11 Protecting against environmental hazards
 - DM16 Supporting the needs of business
 - DM17 Supporting small business

Other material considerations

13. Relevant sections of the National Planning Policy Framework July 2021 (NPPF):

- NPPF2 Achieving sustainable development
- NPPF3 Plan-making
- NPPF4 Decision-making
- NPPF8 Promoting healthy and safe communities
- NPPF12 Achieving well-designed places
- NPPF14 Meeting the challenge of climate change, flooding and coastal change
- NPPF15 Conserving and enhancing the natural environment
- NPPF16 Conserving and enhancing the historic environment

Case Assessment

14. 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 Policy Framework (NPPF), the Council's 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: Design and Heritage

15. Key policies and NPPF paragraphs – JCS2, DM3, DM9, NPPF paragraphs 124-132. and paragraphs 184-202.
16. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 place a statutory duty on the local authority to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas. Case law (specifically *Barnwell Manor Wind Energy Ltd v East Northamptonshire DC* [2014]) has held that this means that considerable importance and weight must be given to the desirability of preserving the setting of listed buildings and conservation areas when carrying out the balancing exercise.
17. The proposed biomass boiler and flue will replace existing machinery. The proposed flue would be installed on the north elevation of the property and would therefore be visible from residential properties on Terrace Walk and City Road. The proposed flue would be connected to a silo and this would have a total height of approximately 11m. A new fan would also be installed on the north elevation of the property. The loading fan would be 15kW and would be positioned adjacent to another fan. The new fan would have an enclosure measuring 200mm all around the fan. The proposed enclosure is made of galvanised steel with a foam insulation lining. The loading fan is part of the extraction system and would be placed on the floor. The proposed machinery would be stainless steel and would be positioned towards the rear of the north elevation therefore it has minimal impact on the local character and when viewed within the industrial context of the site it is not considered to be detrimental to the local character.

18. As part of the proposed works changes to the external appearance of the property would include installing a platform which would be accessed through a ladder in order to access the silo mounted above the ground on the north elevation. This would also be used for maintenance access to the machinery.
19. Overall, the machinery and associated changes to the north elevation would not significantly change the visual amenity of the area as the proposed machinery is set back from the principal elevation.
20. The site is located 130m away from St Marks Church which is a grade II listed building. It is not anticipated that the proposed would result in significant harm to the heritage asset due to the vast distance between the two properties. Additionally, along City Road there are several locally listed terraced properties which are directly in front of the site. It is unlikely that the proposed would have significant harm to the properties. The proposed would have negligible harm to Bracondale Conservation Area due to the distance between the site and heritage asset.

Main issue 2: Amenity

21. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 8 and 127.
22. A noise impact assessment has been submitted and reviewed by Environmental Protection colleagues. It has been concluded that the proposed flue would not result in additional noise. The proposed loading fan is the only machinery externally that would generate noise, this will be located between the building façade and the silo. The residential properties on Terrace Walk would be the closest noise receivers. A Noise Impact Assessment was submitted and Environmental Protection colleagues were consulted on noise emissions from the proposed machinery. Environmental Protection was satisfied that the noise level from the proposed machinery would not be detrimental to the living conditions of nearby properties. It is also acknowledged that the loading fan would have an acoustic enclosure which would reduce the noise emissions. Consideration is also given to the fact that the existing external fan does not have an enclosure therefore it is considered that the new fan with noise mitigation is unlikely to increase the level of noise experienced by nearby residents. Therefore, the harm to amenity by noise is not considered to be significant.

Main issue 3: Air Quality

23. Key policies and NPPF paragraphs – DM11, NPPF paragraphs 178-179.
24. The proposed flue services a biomass boiler which would allow the company to burn their own waste. It is understood that the biomass boiler is rated at 234kW with an emission rate of 40 which qualifies as ultra-low NOx. Environmental Protection colleagues have confirmed that if the boiler is installed and operated correctly, the proposed flue would adequately protect air quality. It is therefore not anticipated that the particulates from the equipment would have a detrimental impact on the health of nearby residents nor would they be detrimental to the surrounding environment. Overall, it is considered that the proposed would not significantly impact on air quality.

25. Assessment of Impacts under the Conservation of Habitats & Species Regulations 2017 (as amended)

Site Affected: (a) Broads SAC/Broadland Ramsar
(b) River Wensum SAC

Potential effect: (a) Increased nitrogen and phosphorus loading
(b) Increased phosphorous loading

The application represents a 'proposal or project' under the above regulations. Before deciding whether approval can be granted, the Council as a competent authority must undertake an appropriate assessment to determine whether or not the proposal is likely, either on its own or in combination with other projects, to have any likely significant effects upon the Broads SAC, and if so, whether or not those effects can be mitigated against.

The Council's assessment is set out below and is based on advice contained in the letter from Natural England to LPA Chief Executives and Heads of Planning dated 16th March 2022.

(a) Broads SAC/Broadland Ramsar

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal neither results in an increase in overnight accommodation in the catchment area of the SAC (and consequently would not result in an increase in nutrients flowing into the SAC) nor in additional pollution to surface water as a result of processes forming part of the proposal.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

(b) River Wensum SAC

- i. Does the plan or project create a source of water pollution or have an impact on water quality (e.g. alters dilution)? AND
- ii. Is the plan or project within the hydrological catchment of a habitats site which includes interest features that are sensitive to the water quality impacts from the plan or project?

Answer: NO

The proposal neither results in an increase in overnight accommodation in the catchment area of the SAC (and consequently would not result in an increase in nutrients flowing in to the SAC) nor in additional pollution to surface water as a

result of processes forming part of the proposal. In addition, the discharge for the relevant WwTW is downstream of the SAC.

Conclusion: It is not necessary to carry out an assessment under the Habitats regs.

Equalities and diversity issues

26. There are no equality or diversity issues.

Local finance considerations

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

Conclusion

28. The proposed works would not increase noise and there would be no significant impact to the air quality. In this case, the public and environmental benefit of reducing emissions by using renewable energy is greater than any harm that would be caused.
29. There would be no significant harm to heritage assets given the distance between the site and heritage assets.
30. 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.

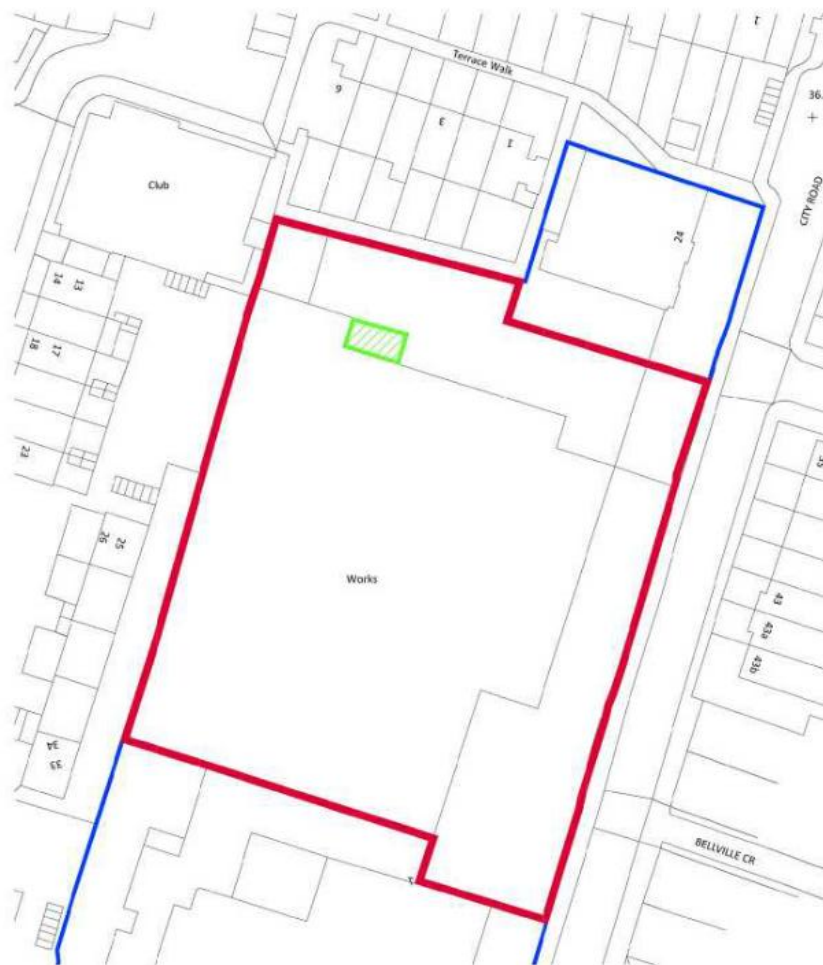
Recommendation

To approve application 22/01341/F at John Youngs Ltd 24 City Road Norwich NR1 3AL and grant planning permission subject to the following conditions:




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

Informative note

1. The permission relates to the external machinery and associated external works. The impact of the biomass boiler has not been assessed as the boiler would be installed inside the building.



Notes:

-  SITE BOUNDARY
 SITE OWNERSHIP BOUNDARY
 PROPOSED LOCATION OF BIOMASS BOILER FLUE

[illegible]

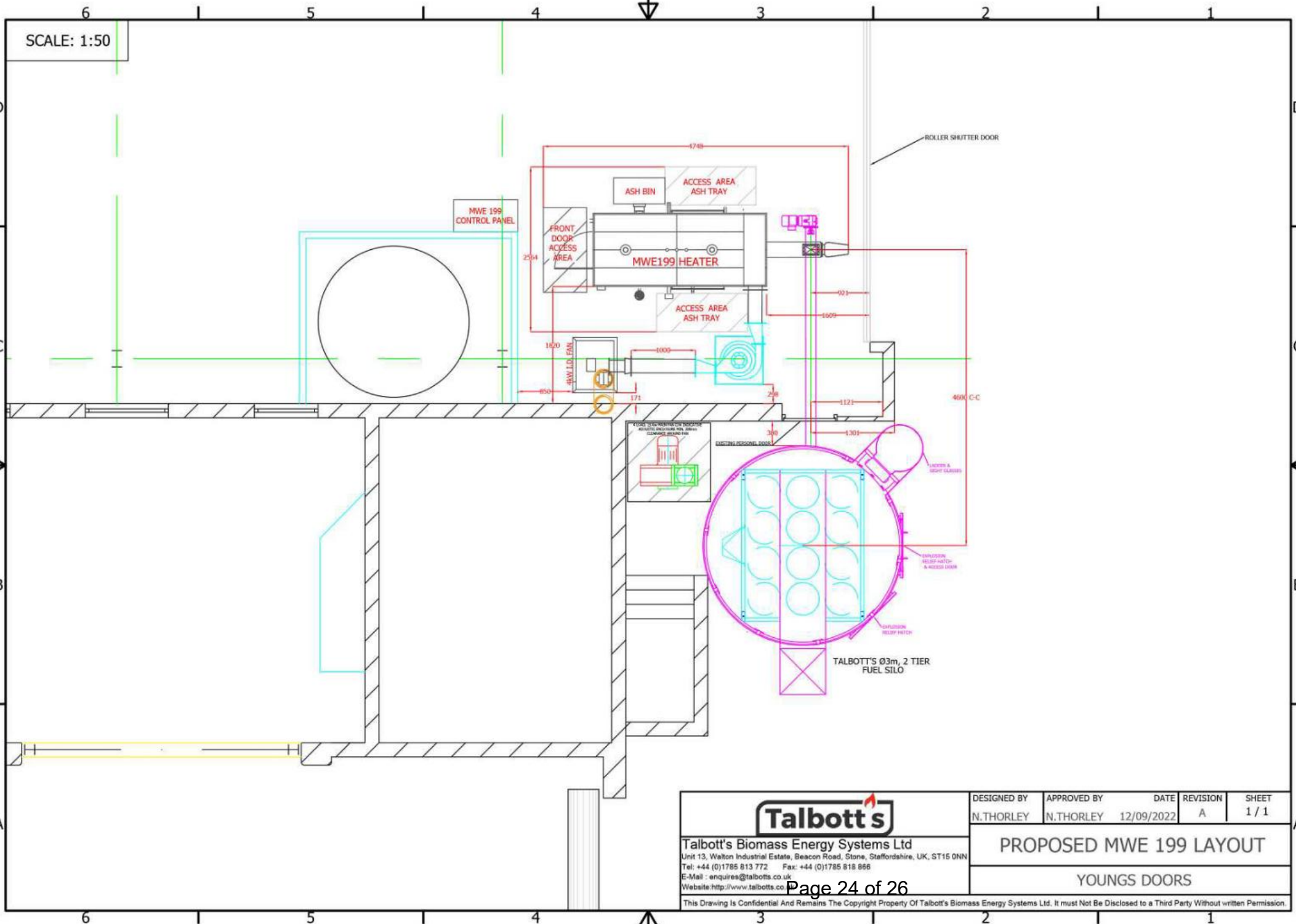
SURVEYORS PLANNERS ARCHITECTS
THE GATEHOUSE, HADHAM HALL, LITTLE HADHAM, WARE, HERTS SG11 2EE
Phone 01273 771188 Fax 01273 771187 E-mail paul@newenders.com

YOUNGS DOORS LTD, CITY RD WORKS
NORWICH NR1 3AN

LOCATION AND SITE PLAN

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SCALE 1:2500/500		PROJECT NO. MSA 30-09-2022	
		DRAWING BY CB 30-09-2022	
CLIENT NO. SEA3146		DRAWING No. 222396 PL 001	
		REVISION /	

SCALE: 1:50



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 Website: <http://www.talbotts.co.uk>

DESIGNED BY	APPROVED BY	DATE	REVISION	SHEET
N.THORLEY	N.THORLEY	12/09/2022	A	1 / 1

PROPOSED MWE 199 LAYOUT

YOUNGS DOORS

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SCALE: 1:50

INDICATIVE AIR PLANT'S
SLEEVE FILTER.
(MOUNTED ATOP OF SILO)

CHIMNEY FLUE STACK

EXISTING BRICK CHIMNEY



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DESIGNED BY	APPROVED BY	DATE	REVISION	SHEET
N.THORLEY	N.THORLEY	12/09/2022	A	1 / 1

PROPOSED MWE 199 ELEVATION

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