



Planning applications committee

11:20 to 12:30

10 March 2022

Present: Councillors Driver (chair), Button (vice chair), Bogelein, Champion, Giles, Grahame, Lubbock, Maxwell, *Peek*¹ and Sands (M)

Apologies: Councillors Everett, Stutely (other council business), Thomas (Va)

1. Declarations of interests

Councillor Driver declared an interest in item 4 (below) no Application nos 21/01573/F and 21/01574/L – The Dog House, 18 St Georges Street, NR3 1BA, as a member of The Campaign for Real Ale (CAMRA).

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 10 February 2022².

3. Application no 21/00893/O World of Beds Curtis House Curtis Road, Norwich, NR6 6RB

The planner presented the report with the aid of plans and slides. She explained that this was an outline planning application.

The planner referred to the report and answered members' questions. Members were advised that re-location of street furniture, including lighting etc, would be subject to agreement with the Highways Authority. In reply to a member's suggestion, the planner said that biodiversity enhancements would be agreed by condition and bat and swift boxes could be considered as part of the specific measures to optimise biodiversity on the site. Members also sought clarity on the difficulty of fire appliances being able to reach plot 7. The planner confirmed that the applicant wanted the layout of the site as shown in the plans. There were alternative

¹ The minutes of the meeting were approved on 12 May 2022, subject to recording Councillor Peek as present.

² Subsequent to the meeting on 10 March 2022, the minutes of the meeting held on 10 February 2022, item 2, Minutes, were amended for accuracy, to record that the minutes of the meeting held on 13 January 2022 were approved and not 13 January 2021, as stated in the minutes.

measures that would be considered at the building regulation stage to ensure that the fire safety of the site was acceptable. The planner advised on the planning history of the site and said that the previous planning application had been refused under officer delegation because of the greater number of dwellings proposed and a lack of information which had now been provided.

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

During discussion, members spoke in support of the proposal which they considered would enhance the area and was more suited for residential use. A member commented that she had reservations about the proposed car port and that it would have an unattractive impact on the streetscene which she hoped would be improved by planting.

RESOLVED, unanimously, to approve application 21/00893/O and grant planning permission subject to the following conditions:

1. Standard time limit for approval of reserved matters;
2. In accordance with;
3. Contamination investigation;
4. Construction method statement;
5. Provision of sound insulation to habitable rooms;
6. Carport and boundary walls to be designed in accordance with noise impact assessment;
7. Compliance with arboricultural method statement;
8. Biodiversity enhancements to be agreed;
9. Small mammal access;
10. Detailed drawings for highway works;
11. Implementation of agreed highway works;
12. Parking and turning layout provided prior to first occupation;
13. Cycle and bin storage to be agreed and provided prior to first occupation;
14. Sustainable urban drainage system to be agreed;
15. Unidentified contamination;
16. Imported topsoil;
17. Water efficiency.

Informative notes:

1. Noise
2. Asbestos
3. Works within public highway.

4. Application nos 21/01573/F and 21/01574/L – The Dog House, 18 St Georges Street, NR3 1BA

(The chair had declared an interest in this item.)

The senior planner presented the report with plans and slides.

The senior planner referred to the report and answered members' questions. This included confirmation that the proposed restriction for use of the courtyard by

members of the public, before 09:00 or after 23:00 hours, reimposed the hours agreed in an earlier planning application, and it appeared that there was CCTV in the area.

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

A member commented that as it was a relatively small site, it was unlikely that anything of archaeological significance would be discovered. The proposal would enable the premises to provide food and enhanced an untidy area.

RESOLVED unanimously to approve:

- (1) application no. 21/01573/F - The Dog House, 18 St Georges Street, NR3 1BA and grant planning permission subject to the following conditions:
 1. Standard time limit
 2. In accordance with plans
 3. Archaeological investigation
 4. The materials to be used in the construction of the roof and external walls of the development shall match in colour, form, texture, bond and mortar, those used in the adjacent extensions to the building.
 5. Any damage and repair to be made good.
 6. Preservation and protection of existing features to be agreed.
 7. Odour management equipment shall be installed and maintained in accordance with approved details and manufacturers guidance.
 8. The external courtyard shall not be used by members of the public before 09:00 hours or after 23:00 hours on any day.
 9. There shall be no use of amplified sound within the courtyard without prior consent.

- (2) application no. 21/01574/L - The Dog House, 18 St Georges Street, NR3 1BA and grant listed building consent subject to the following conditions:
 1. Standard time limit.
 2. In accordance with plans.
 3. Materials for roof and walls (including facing brickwork colour, texture, face bond and pointing) to match that of the adjacent extensions.
 4. Any damage and repair to be made good.
 5. Preservation and protection of existing features to be agreed.

5. Application nos 21/01527/F & 21/01534/A, BT Kiosk Outside John Lewis, All Saints Green, Norwich

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

The area development manager referred to the report and answered members' questions. The officer recommendation was unusual in that members were asked to only approve part of the advertising consent application which was to permit advertising on the north side of the BT street hub only to protect the amenity of the

setting of All Saints Church and the conservation area and was contrary to Development Plan policies DM3 and DM9. He pointed out that this made the proposed condition 11, as set out in the report, unnecessary.

The chair moved and the vice chair moved the recommendations as set out in the report subject to the deletion of condition 11.

Discussion ensued, in which members' views differed between considering that this location was a good one for the street hub because the shop windows were lit up at night and there was space, to other members who considered that it had become a quiet area for pedestrians and cyclists and that advertising would therefore be a distraction. Some members considered that the street hub would spoil the view of the church and the amenity of the conservation area. Members also commented that there was already a telephone kiosk in the location where the proposed street hub would be and on the appearance of the "blank" south side of the street hub.

The chair moved the recommendation to approve the full planning application and it was:

RESOLVED, with 8 members voting in favour (Councillors Driver, Maxwell, Button, Bogelein, Sands, Giles, Lubbock and Peek) and 2 members voting against (Councillors Champion and Grahame) to approve application no. 21/01527/F, BT Kiosk Outside John Lewis, All Saints Green, Norwich and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Sharing of data with council.

Informative notes:

1. Highways informative 4: works to the public highway.

Councillor Bogelein moved and Councillor Champion seconded that application no 21/01534/A be part-approved to not permit any advertising on both the north or south side of the proposed street hub. On being put to the vote with 3 members voting in favour (Councillors Bogelein, Champion and Grahame) and 7 members voting against (Councillors Maxwell, Button, Sands, Driver, Giles, Lubbock and Peek) the proposal was lost.

The chair then moved the committee to the vote and it was:

RESOLVED, with 8 members voting in favour (Councillors Driver, Maxwell, Button, Bogelein, Sands, Giles, Lubbock and Peek) and 2 members voting against (Councillors Champion and Grahame) to part-approve application no. 21/01534/A, to only permit an advert on the north side of the proposed street hub BT Kiosk Outside John Lewis, All Saints Green, Norwich and grant advertisement consent subject to the following conditions:

1. No advert displayed without permission of owner
2. No advert to obscure highway infrastructure/endanger pedestrians
3. Advert to be maintained as not to impact visual amenity

4. Advert should be maintained as not to endanger the public
5. On removal, the site should not endanger the public or impact visual amenity
6. Screens synchronised to multiple images do not change at different times
7. Minimum display time set at 10 seconds
8. Images should be static with no animation or moving images
9. Maximum level of night-time illumination should be set at 300 cd/2.
10. No audio output permitted.

(Reasons for the part-approval of the application, as subsequently provided by the area development manager are:

Introduction of an illuminated LCD advertisement onto the southern elevation of the BT Street Hub structure would adversely affect the visual amenity of the street scene, which is in a Conservation Area and includes the setting of the Grade I Listed All Saint's Church. The proposal is therefore contrary to Development Plan policies DM3 and DM9.)

CHAIR