

Report to Planning applications committee
25 July 2013

Item

7

Report of Head of planning services

Subject Performance of the Development Management Service:
Appeals: 1 April to 30 June 2013 (Quarter 1 2013 - 14)

Purpose

To report the performance on planning appeals to members of the committee.

Recommendations

That the report be noted.

Financial Consequences

The financial consequences of this report are none.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority "Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future".

Contact Officers

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Background Documents

None.

Report

Background

1. The purpose of this report is to ensure members are aware of the outcome of planning appeals.
2. Appendix 1A provides details of appeals lodged which are pending. There are three planning appeals pending or awaiting decision. One of these appeals was a delegated officer decision where the application was refused for a car park (No. 12/01494/U for the former EEB Site, Duke Street). One appeal (No.12/01885/O for the Lakenham Sports and Leisure Centre) was a case where members overturned the officer's recommendation and refused the application. This is being dealt with by means of a Public Inquiry on 14th/15th Aug. The remaining appeal (no. 12/00961/F) for two houses on the car park site at rear of 5 to 11 Cathedral Street) was a case where members refused the application in line with the officer's recommendation.
3. Appendix 1B shows there was one appeal Allowed during this quarter. This was application no. 12/01477/F for 96A Vauxhall Street which proposed the conversion of a Class B1 commercial premises into 4 no. residential units (Class C3). This was a delegated officer decision where the application was refused. The Inspector considered that any negative effects on the character and appearance of the area were outweighed by the benefits of new housing in this sustainable location, living conditions would be acceptable and that suitable refuse and recycling facilities could be adequately provided.
4. There were four appeals dismissed during this quarter (Appendix 1C). The cases being application number 12/01120/VC (moorings at Read Mills, King Street). This was a case where members overturned the officer's recommendation and refused the application. This appeal was determined by the Hearing process. The Inspector found "the provision of mooringsconstitutes an important part of the river infrastructure between the two bridges and they fulfil an important planning policy objective, namely promoting the recreational value and navigational use of The Broads". Careful configuration of their location and configuration "should minimise the risk of any loss of privacy, noise or disturbance, or anti-social behaviour".
5. A further three appeals were dismissed. Two were cases where members overturned the officer's recommendation and refused the applications. These were determined by the Written Representation procedure. These were no. 12/01245/F (126 Cambridge St) where the Inspector concluded that the proposed first floor extension would be harmful to the living conditions of 67 Trinity Street. The remaining garden, whilst small but would be sufficient. No. 12/01487/F (66 Wellington Rd) for a first floor extension and other alterations would result in an unacceptable degree of enclosure and further light loss to the dwelling and garden at 15 Denbig Rd such that living conditions would be harmed. No. 11/00198/F for a UGP recycling unit in front of 119 Prince of Wales Rd was a delegated officer refusal.

Planning Appeals In Progress – Quarter 1 (1st April to 30th June) 2013 / 2014

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
13/00005/REF Application No. 12/00961/F	APP/G2625/A/13/ 2194848	Car Park Rear Of 5 - 11 Cathedral Street Norwich	Refusal of planning permission for erection of 2 No. two bedroom dwellings.	27th March 2013	Written Reps.	In Progress
13/00004/REF Application No. 12/01885/O	APP/G2625/A/13/ 2195084	Lakenham Sports And Leisure Centre Carshalton Road Norwich NR1 3BD	Refusal of planning permission for outline application to redevelop site to provide 75 No. dwellings (50 No. market, 25 No. housing association including mobility accessible dwellings) along with new public allotments, children's playground and five-a-side football pitch.	3rd April 2013	Public Inquiry.	In progress. Inquiry on 14 th and 15 th August

Appendix 1A

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
13/00006/REF Application No. 12/01494/U	APP/G2625/A/13/2 195970	Former Eastern Electricity Board Site Duke Street Norwich	Refusal of planning permission for continued use of private car park ancillary to the principal use of the site as offices to provide 93 short/medium stay public car park spaces for a period of six months.	23rd April 2013	Written Reps.	In Progress

Planning Appeal Allowed – Quarter 1 (1st April to 30th June) 2013 / 2014

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
13/00002/REF Application No. 12/01477/F	APP/G2625/A/13/2192162/ NWF	96A Vauxhall Street Norwich NR2 2SD	Refusal of planning permission for conversion of commercial premises (Class B1) to provide 4 No. residential units (Class C3).	5th February 2013	Written Reps.	Allowed

Planning Appeals Dismissed – Quarter 1 (1st April to 30th June) 2013 / 2014

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
12/00015/REF Application No. 12/01120/VC	APP/G2625/A/12/ 2184830/NWF	Land And Buildings On The North East Side Of King Street Norwich	Refusal to remove a condition: No. 9 of planning permission (04/00274/F) for the provision of moorings. The amendment of the S106 agreement associated with 04/00274/F to remove the requirement for provision of public access to the River was not considered by the Inspector and would have to be dealt with as separate matter.	16th October 2012	Hearing	Dismissed
12/00016/REF Application No. 11/00198/F	APP/G2625/A/12/ 2187633/NWF	Site Of Proposed UGP Recycling Unit In Front Of 119 Prince Of Wales Road Norwich	Refusal of planning permission for Siting of 1 No. Urban Green Point recycling unit comprising of seven separate containers.	22nd November 2012	Written Reps.	Dismissed

Appendix 1C

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
12/00017/REF Application No. 12/01245/F	APP/G2625/A/12/ 2188709/NWF	126 Cambridge Street Norwich NR2 2BE	Refusal of planning permission for Demolition of existing single storey extension and erection of single and two storey extension to rear of dwelling.	21st December 2012	Written Reps.	Dismissed
12/00018/REF Application No. 12/01487/F	APP/G2625/A/12/ 2189636/NWF	66 Wellington Road Norwich NR2 3HT	Refusal of planning permission for Erection of rear first floor extension and alterations to windows and doors on front and side elevations.	28th December 2012	Written Reps.	Dismissed