

**Report to** Planning applications committee

**Item**

13 September 2018

**Report of** Head of planning services

**Subject** Application no 18/00861/NF3 - Site of Proposed  
Communal Heating Plant, Barnards Yard, Norwich

4(e)

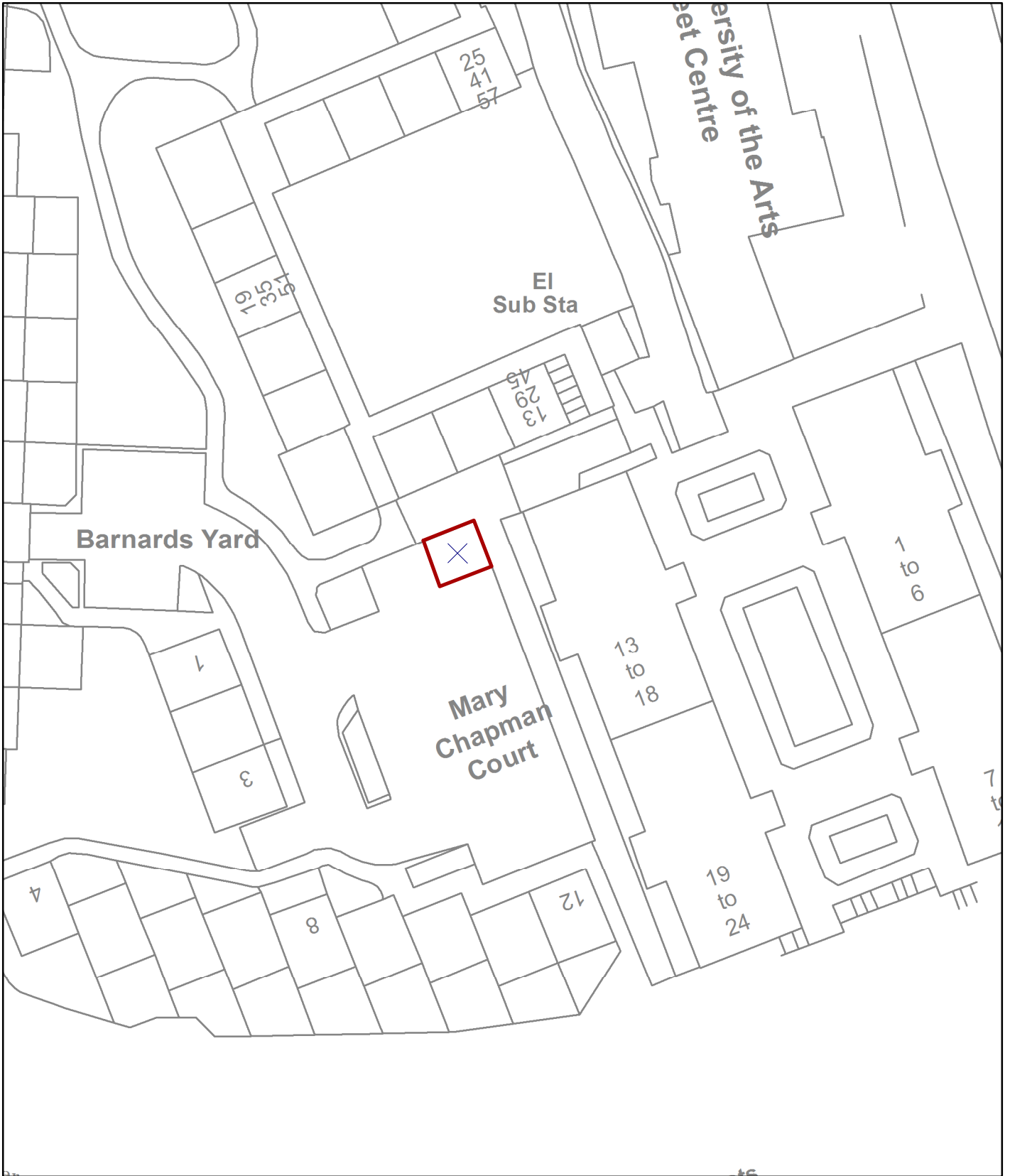
**Reason  
for referral** Objections

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<b>Ward</b>	Mancroft
<b>Case officer</b>	Lara Emerson - <a href="mailto:laraemerson@norwich.gov.uk">laraemerson@norwich.gov.uk</a>

<b>Development proposal</b>		
Installation of temporary building to accommodate communal heating plant to provide heating to flats at Barnards Yard before an adjoining building in which it is currently housed is demolished for re-development by others.		
<b>Representations</b>		
Object	Comment	Support
3	0	0

<b>Main issues</b>	<b>Key considerations</b>
1. Amenity	Loss of outlook, loss of light, noise.
2. Design & heritage	Appearance & impact on conservation area.
3. Transport	Loss of parking spaces.
<b>Expiry date</b>	14 September 2018 (extended from 27 August 2018)
<b>Recommendation</b>	Approve



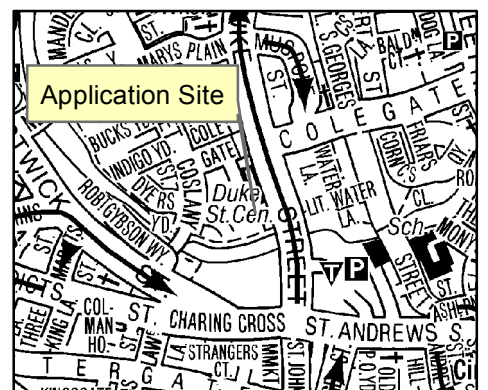
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Planning Application No 18/00861/NF3  
 Site Address Barnards Yard  
 Scale 1:500



**NORWICH**  
City Council

PLANNING SERVICES



## The site, surroundings & constraints

1. The application site is within the car park of the Barnards Yard housing estate which is located off Coslany Street, just to the north of the River Wensum.
2. The site sits within the City Centre Conservation Area and there are some listed and locally listed buildings in the wider area, although none are viewable from the site itself.
3. The site is also designated as follows:
  - (a) Flood Zone 2
  - (b) City Centre Regeneration Area
  - (c) Area of Main Archaeological Interest
  - (d) Area for Reduced Car Parking

## Relevant planning history

4. None.

## The proposal

5. The proposal is for the temporary erection of a shipping container to contain heating equipment for the flats within Barnards Yard. The applicant has proposed that the temporary consent lasts a period of 18 months.
6. The proposed shipping container measures 6.06m in length, 2.44m in width and 2.6m in height.
7. The flats are currently heated via plant located within the basement of the adjacent Mary Chapman Court development. Since this adjacent site is no longer within the applicant's ownership, a temporary heating solution is required in the short term while a permanent solution is being worked up.

## Representations

8. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. 3 letters of representation have been received citing the issues as summarised in the table below. All representations are available to view in full at <http://planning.norwich.gov.uk/online-applications/> by entering the application number.

Issues raised	Response
Loss of parking spaces	See Main Issue 3: Transport.
Loss of light to 15 Barnards Yard	See Main Issue 1: Amenity.
Noise disturbance	See Main Issue 1: Amenity.

## **Consultation responses**

9. 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.

## **Design and conservation**

10. This is not an application that I intend to provide conservation and design officer comments on because it does not appear on the basis of the application description to require our specialist conservation and design expertise. This should not be interpreted as a judgement about the acceptability or otherwise of the proposal.

## **Lead Local Flood Authority**

11. No comments.

## **Environmental protection**

12. I have reviewed this application and have no comments.

## **Highways (local)**

13. No objection on highway grounds
14. I appreciate that a single parking space will be lost, however residents of Barnards Yard are entitled to on street parking also.

## **Norfolk Historic Environment Service**

15. Based on currently available information the proposed temporary building will not have any significant impact on the historic environment and we do not wish to make any recommendations for archaeological work.

## **Assessment of planning considerations**

### **Relevant development plan policies**

16. **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
17. **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
  - DM9 Safeguarding Norwich's heritage
  - DM28 Encouraging sustainable travel
  - DM31 Car parking and servicing

## **Other material considerations**

18. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
- Section 9 Promoting sustainable transport
  - Section 12 Achieving well-designed places
  - Section 15 Conserving and enhancing the historic environment

## **Case Assessment**

19. 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 Framework (NPPF), the Councils 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: Amenity**

20. Key policies - DM2, NPPF paragraph 127.
21. It is worth noting here that the application is for a temporary consent and as such, any impacts will be time limited and subject to review should a permanent application come in.
22. The temporary structure is proposed to be located within the car park of Barnards Yard, covering 2 parking spaces and separated by a 4.6m grass verge from the nearest residential property to the north. The structure would stand at a height of no more than 2.6m and be oriented so that the shortest side of the structure faces the nearest residential properties. As such, the proposal is considered to cause very minimal opportunities for loss of light or outlook.
23. The proposal is located 4.47m from the nearest student bedrooms at Mary Chapman Court. Given this distance, and the fact that the structure is to be limited in height, there is considered to be limited impact in terms of loss of light or outlook.
24. The council's Environmental Protection Officer has reviewed the proposals and raised no concerns with the noise generated by the units.

### **Main issue 2: Design & heritage**

25. Key policies - JCS2, DM3, DM9, NPPF sections 12 and 16.
26. The application is for a temporary consent and so, whilst the design of the shipping container is not ideal for this setting, the impacts will be time-limited. There are no listed buildings which would be affected by the proposals.

### **Main issue 3: Transport**

27. Key policies - DM31, NPPF section 9.
28. The proposal involves the loss of 2 parking spaces from the Barnards Yard residents' car park, which it is understood that residents can use free of charge. Residents are also entitled to on-street parking permits for use within the wider Controlled Parking Zone. As such, the loss of 2 parking spaces is not considered to cause a significant issue in terms of availability of parking, especially in such an accessible city centre location.

### **Equalities and diversity issues**

29. There are no significant equality or diversity issues.

### **Local finance considerations**

30. 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**

31. 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 no. 18/00861/NF3 - Site of proposed Communal Heating Plant Barnards Yard Norwich and grant planning permission subject to the following conditions:

1. Temporary consent for 18 months from the date of decision;
2. In accordance with plans;
3. Dimensions of structure limited to: 6.06m in length, 2.44m in width and 2.6m in height.