



Planning applications committee

10:00 to 11:45

14 October 2021

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

Apologies: Councillors Everett and Thomas (Va)

1. Declarations of interests

There were no declarations of interest.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 9 September 2021.

3. Application no 21/01073/RM - Three Score Site Land South of Clover Hill Road, Norwich

The senior planner (case officer) presented the report with the aid of plans and slides.

The chair referred members to the supplementary report of updates to reports which was circulated before the meeting and available on the council's website and contained a correction to confirm the number of car parking spaces as 117, as set out in paragraph 57 of the report, and not 97 as set out erroneously in the table on page 21 of the agenda papers.

During discussion, the senior planner, together with the area development manager referred to the report and presentation and answered members' questions. This included seeking confirmation that infrastructure for electric vehicle charging points would be in place; that there would be sufficient surveillance to alleviate the police's concerns that the development would be too permeable and rear parking courts would not be overlooked; and that the open spaces would be maintained by a management company, the details of which were not material planning considerations.

Members were concerned about loss of biodiversity and noted the mitigation to offset the biodiversity net loss through developers' contributions at Bunkers Wood, and through enhanced pathways to Earlham and Bowthorpe Marshes, and the restoration of the parkland and meadows around Bowthorpe Hall. In reply to a member's comment, the senior planner explained that such wider provisions to offset biomass lost from the site would need to have been covered within the wider legal agreement at outline stage for such contributions from the site. The outline planning permission had balanced the principle of providing a significant amount of housing against the impacts on biodiversity. The site had been grassland when the outline permission had been granted and self-seeded trees had become established in the interim. The applicant had been required to submit an ecological assessment and tree survey to capture what was there now and to make compensatory provision where possible. Members were also advised that the outline planning permission had been granted before the current local plan or the National Planning Policy Framework when measurable biodiversity net gain did not apply in the same way. This reserved matters planning application was an acceptable approach and there would be further informal discussions with the applicant regarding landscaping through submission of details required by planning condition. In reply to a members' suggestion that green roofs should be included, the senior planner explained that the design approach was intentionally similar to earlier stages of the development. Members were advised that other biodiversity measures included bird and bat boxes in the tree/scrub buffer areas between Earlham Green Lane and the site and swift boxes on houses, as set out in paragraph 86 of the report.

In reply to a question, the senior planner explained that flood and surface water drainage conditions would be discharged through the outline planning consent in consultation with Anglian Water and the lead local flood authority. Individual houses would have soakaways and roads and other shared areas drainage system fed into two lagoons which had been created at an early stage in the development.

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

Discussion ensued in which members supported this application to provide 58 per cent affordable homes with several members requesting that the maximum biodiversity net gain was achieved. Members considered that the housing would be spaced out and have access to views of the Yare Valley because of the elevations. Councillors Button and Sands, local members for Bowthorpe Ward, referred to the scheme to plant 2,000 trees in Bunkers Wood. Members noted that Bowthorpe had the most open green spaces and biodiversity in the city and that this had been a principle of development here since 1974. A member expressed reservations about the ability of a management company to provide resources to maintain the trees and landscaping on the application site.

RESOLVED, unanimously, to approve application no. 21/01073/RM - Three Score Site Land South of Clover Hill Road, Norwich and grant planning permission subject to the following conditions:

1. Prior to their first use on site and if different from those used within Phase 2, details of external materials and hard surfacing to be agreed.
2. Landscaping details to emphasise ecological planting design and following the principles set out in the submitted landscaping plans to be agreed.

3. Ecological mitigation and enhancement plan to include a wildlife movement strategy and following the principles set out in the submitted ecological information to be agreed.
4. Ecological monitoring and evaluation to be agreed.
5. Roads, footways and cycleways to be constructed to binder course before dwellings are occupied.
6. Roads, footways and cycleways to be constructed to approved specification before final dwelling is occupied.
7. Provision of visibility splays as shown on plans before first occupation.
8. Tree protection in accordance with the AIA.
9. Removal of temporary site construction compound upon completion of the phase in accordance with details to be agreed.

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

4. Application no 21/00682/F, 170 Unthank Road, Norwich, NR2 2AB

(The applicant attended the meeting for this item.)

The planner (case officer) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was published and circulated before the meeting, and included a change to condition 7, in relation to the construction method statement to replace this with restrictions to the timing and location for the unloading and loading plant materials to prevent conflict with peak traffic times and obstruction of Unthank Road, and an additional informative advising the developer that no storage of plants or material would be permitted unless otherwise agreed with highways officers at the county council.

During discussion, the planner together with the planning team leader, referred to the report and the presentation and answered members' questions. In accordance with the committee's delegations, the application was before the committee because it was for the subdivision of a dwelling to create a new house and therefore was a full planning application. There had been discussions with the applicant regarding the replacement of the Magnolia tree with appropriate species such as a Hawthorne or pear tree. The Magnolia tree was still growing and too big for the site and would compete with the development. Members were also advised that the bespoke conditions for the construction method statement would require the unloading or loading of construction materials between the hours of 7.00 am to 9.30 am and 4.00 pm to 7.00 pm on Mondays to Saturdays from Mount Pleasant. This was to alleviate concerns about congestion on Unthank Road. It was noted that it was a relatively small-scale development, and some elements could be covered by permitted development rights where there would be no opportunity to control this.

The chair moved and the vice chair seconded the recommendations as set out in the report, with the amended bespoke condition 7, as set out in the supplementary report of updates to reports.

During discussion members welcomed the application in that it provided an additional dwelling which could become a family home rather than converting the large house into a house in multiple occupation. Members also noted that the issues raised by the two objectors had been addressed. A member said that the Magnolia

tree was too large for the site and this application provided an opportunity to improve the garden.

Councillor Lubbock said that she regretted the removal of the Magnolia tree as it contributed to the streetscene. She also considered that the design would have been improved if instead of converting the one storey garage creating a two storey extension and improve the appearance of the new dwelling.

In reply to a member's question, the planning team leader confirmed that there would be no barrier for a planning application regarding an upper floor extension on the garage conversion to be considered in the future for this site.

RESOLVED, with 10 members voting in favour (Councillors Driver, Champion, Bogelein, Peek, Giles, Button, Sands, Maxwell, Stutely and Grahame) and 1 member voting against (Councillor Lubbock) to approve application 21/00682/F at 170 Unthank Road and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. External Materials and potting shed
4. Water Efficiency – residential
5. Landscaping Details – Minor Scheme
6. Provision of cycling parking/ bin storage
7. No loading or unloading of plant and materials between 07:00 and 09:30 and 16:00 and 19:00 Monday to Saturday, and no loading or unloading directly from Unthank Road.

Informatives:

1. Site Clearance and Wildlife.
2. Protected Species.
3. No storage of materials is permitted on the highway unless other wise agreed with the Network Management team at Norfolk County Council.

CHAIR