

Report for Resolution

Report to Planning Applications Committee
Date 10 June 2010
Report of Head of Planning Services
Subject 10/00339/F, The Canary 107 Watling Road, Norwich, NR7 9TG

Item
6(1)

SUMMARY

Description:	Demolition of existing public house and erection of 24 dwellings consisting of 10 No. three bed houses, 10 No. two bed houses and 4 No. two bed apartments with associated parking and landscaping (further amended proposals).
Reason for consideration at Committee:	Objection
Recommendation:	Approve subject to conditions and the signing of a S106 agreement by 23 June 2010.
Ward:	Crome
Contact Officer:	Mr Mark Brown Senior Planner 01603 212505
Valid date:	24th March 2010
Applicant:	Dove Jeffery Homes Ltd
Agent:	Third Dimension Architectural and Interior Design Ltd

INTRODUCTION

The Site

Location and Context

1. The site is located on the corner of Watling Road and Frere Road in Heartsease. The site is occupied by a public house 'The Canary' located to the western side of the site. The rear/eastern half of the site comprises a disused area of hard surfacing.
2. To the north of the site are residential properties on Watling Road and Riley Close. The southern boundary with Frere Road is marked by a number of mature trees and the western boundary with Watling Road features a number of younger trees. To the east are the rears of properties fronting onto Antingham Road.

Planning History

3. No recent planning history.

The Proposal

4. The proposal is for the redevelopment of the site to provide 24 2-storey residential dwellings comprising 10 three-bed houses, 10 two-bed houses, and 4 two bed apartments. The proposals continue residential frontage along Watling Road and Frere Road and

incorporate a central access and parking court which is fronted by residential properties. The central access also provides for a potential future link to Riley Close to the north.

Representations Received

5. Advertised on site and in the press. Adjacent and neighbouring properties have been notified in writing. Five letters of representation have been received citing the issues as summarised in the table below.

Issues Raised	Response
Loss of local community public house which is a vital part of the community	See paragraphs 13-16
Concern that housing could result in anti-social behaviour	See paragraph 17

6. The following comments have been received from Cllr. Alan Waters:

‘As a city councillor for Crome ward and local resident I am writing in support of retaining the Canary Public House. The Canary is physically located at the heart of the Heartsease estate and there is a strong sense that it is also at the heart of the Heartsease community. It has recently been extensively refurbished and has a very energetic and community minded landlady. It is very much a family pub and caters for the widest cross section of people living in the area. A variety of social events enhances its value as a community facility.

I have made several visits to the Canary over the past few weeks to listen to the views of residents and to see the pub in operation. I am not exaggerating when I say that there is a fierce loyalty and considerable local support for retaining the Canary Public House. A petition signed by those who come into the Canary has over 300 signatures. A canvass of the views of a cross section of residents living nearby was overwhelmingly in favour of retaining the pub. A vigorous campaign is underway to encourage people to register their support prior to the application coming to committee. This further evidence will be submitted on 10 June.

One option, and this was a view expressed by a number of residents, is a compromise, whereby the Canary public house can be retained and the extensive but underused car park at the back could be redeveloped for a smaller scale housing development.

The Canary, as it currently operates, reflects the ambitions we have as a council to strengthen local communities. I very much hope that the Canary Public house can be retained on the grounds of community benefit.’

Consultation Responses

7. Norwich Society – Members understood that a new landlady had revived the fortunes of this public house and are concerned that if it is demolished a community facility will be lost and there will be no focal point for the community. It is certainly a large site. We suggest that a scheme be devised to provide a pub/social centre despite the financial pressures;
8. Highways Agency – No objection
9. Norfolk Landscape Archaeology – The proposed development lies adjacent to a number of cropmarks of pit-type features. The proposal also cuts across a parish boundary which

runs along the line of a medieval road known as Ramworth Way. Should planning permission be granted we ask that it be subject to a condition for archaeological evaluation.

10. Environment Agency – Provides guidance on water, energy and resource efficiency measures as well as pollution control and suggests a number of conditions.
11. Anglia Water – Suggest a number of informative statements to form part of any planning consent.
12. Norfolk Constabulary – The Design and Access Statement does not demonstrate how Crime and Disorder issues are to be addressed. The permeability shown in the proposed plans will make the development vulnerable to an unacceptable level of anti-social behavior; there are almost identical layouts in adjoining streets where currently, multi-agency partnerships struggle to address problems caused by groups congregating in alleyways and car parks.

Although the Parking Court has natural surveillance provided from Plots 16— 19, vehicular access to it through houses combined with the alleyway proposed between Plots 3 — 4 will create a vulnerable area, with the likelihood that residents may park their cars in inappropriate places visible from routinely occupied rooms.

Response:

The comments of Norfolk Constabulary relate to an older design proposal and the proposals have been amended to remove the alleyway referred to between plots 3-4 and to provide greater natural surveillance of the central vehicular access. At the time of writing the report a response relating to the revised layout had not been received.

ASSESSMENT OF PLANNING CONSIDERATIONS

Relevant Planning Policies

Relevant National Planning Policies

PPS1 – Delivering Sustainable Development;
PPS3 – Housing
PPS4 – Planning for Sustainable Economic Growth
PPS9 – Biodiversity and Geological Conservation
PPG13 – Transport
PPG16 – Archaeology and Planning

Relevant Strategic Regional Planning Policies

East of England Plan 2008

T8 – Local Roads
T9 – Walking, Cycling and other Non-Motorised Transport
ENV7 – Quality in the Built Environment
ENG1 – Carbon Dioxide Emissions and Energy Performance
WM6 – Waste Management in Development

Relevant Local Plan Policies

City of Norwich Replacement Local Plan 2004

NE3 – Tree Protection
NE4 – Street Trees

NE9 – Landscaping
 HBE4 – Other Locations of Archaeological Interest
 HBE12 – High Quality of Design
 HBE19 – Design for Safety and Security including Minimising Crime
 EP1 – Contaminated Land
 EP16 – Water Conservation
 EP18 – Energy Efficiency
 EP22 – Amenity
 SHO21 – Historic Public Houses and Protection for Last Public House in a Residential Area
 HOU13 – New Housing on Other Sites
 SR7 – Provision of Children's Equipped Play Space
 TRA5 – Approach to Design for Vehicle Movement and Special Needs
 TRA6 – Car Parking Standards
 TRA7 – Cycle Parking Standards
 TRA8 – Servicing Provision
 TRA10 – Contribution by Developers to Works Required for Access to the Site
 TRA11 – Contributions for Transport Improvements in the Wider Area

Supplementary Planning Documents and Guidance

Open Space and Play Provision
 Trees and Development
 Transport Contributions
 Energy Efficiency

Principle of Development

13. There are two principle policy considerations with the proposed development. The first is the loss of the public house. Policy SHO21 deals primarily with the protection of historic public houses and sets out criteria for their change of use. The Canary is not on the list of historic public houses, however the policy goes on to provide protection to public houses if it is the last remaining public house serving a substantial residential population. PPS4 also provides for the protection of public houses where they are important to the local community and located with a local centre. In this case, the site in question is not located within a local centre, the Heartsease estate does constitute a fairly substantial population however there are other public houses within walking distance of the estate including The Cottage and the Heartsease's the latter of which is located within the nearest District Centre at the Plumstead Road/Heartsease Lane roundabout.
14. There is clearly a significant degree of local support for the retention of the public house, however the refusal of planning permission does not provide protection to or ensure the continued operation of the public house which could be closed or be changed to an alternative use without the need for planning permission. The future of the public house is primarily in the hands of the site owners.
15. The second principle policy consideration is the provision of housing on the site. The application seeks permission for 24 dwellings on the site. Policy HOU13 is relevant and allows for housing redevelopment on brownfield sites subject to a number of criteria including layout, design, mix, density, amenity and accessibility. In this case the site is located within a primarily residential area, in an accessible location with good links to nearby facilities at local and district centres. Matters of layout, design, mix and amenity are discussed in later sections of the report.
16. It is the applicants intention for the site to be 100% affordable housing. However, as the number of dwellings fall below the policy threshold of 25 this would not be a requirement of

any planning obligation.

17. Having weighed up the relevant planning policy surrounding the loss of the public house and redevelopment for housing, on balance it is not considered that proposals could be resisted and that the proposals are acceptable in principle.

Design

18. The site layout consists of dwellings fronting onto Frere Road and Watling Road with gardens to the rear. A central access area and courtyard has been provided which provides for a potential future link with a garage site to the north on Riley Close. This central route provides access to parking for the properties as well as rear gardens and is fronted by six dwellings located to the rear/north of the site. There were concerns over the initial layout of proposals and the design has been amended to provide a more secure public realm. A small route between the central courtyard and Watling Road has been removed, the bin store has been incorporated within a part of one building and dwellings along the central route have been reoriented to improve the overlooking of public space. The revised proposals are now considered to provide a good balance between site density and an appropriate layout.
19. The detailed design consists of a series of fairly simple neo-vernacular two storey terraces. It is considered that this approach is appropriate for the area, however achieving a good design will come down to good detailing and it is therefore recommended that any consent be subject to conditions requiring details of fascias, verges, windows, doors, bricks, tiles and render finish.
20. Limited details have been provided in relation to landscaping, of particular importance will be the detailing of front gardens and how they are defined in relation to the adjacent footpath. Further details will also be required on the surface treatment of the central access and courtyard as well as internal boundary treatments. It is suggested that these details be a condition of any consent.

Access, Parking and Servicing

21. Access to the site is provided by a central access from Frere Road. This is roughly in the location of an existing access point at the site and leads to internal parking areas as well as providing access to rear gardens and refuse stores. 16 car parking spaces are provided within the internal courtyard and further parking provision is provided on Frere Road and within lay-bys along Watling Road. Cycle parking is available within rear gardens which all have separate rear access. A communal bin store is provided centrally within the site and incorporated into part of an adjacent building to reduce its visual impact.

Trees

22. There are a number of important trees immediately adjacent to the site on Frere Road and Watling Road. Of particular importance is a London Plane tree to the southeast of the site and two Silver Birch trees to the south of the site which are the subject of a Tree Preservation Order. Along Watling Road there are three younger trees (two Sweet Gum and one Redwood) there are also a group of Lawson Cypress along the eastern boundary of the site. These trees are to be retained as part of the development. Three Sycamores, one Crab Apple and one Maple all of which are low quality specimens are to be removed as part of the proposals.
23. An arboricultural implications assessment has been submitted with the application and subject to strict compliance with this and submission of further arboricultural method statements it is considered that the development would be achievable without having any

likely detrimental impacts on the adjacent trees.

24. A further constraint of the Plane and Silver Birch trees is their implications for amenity of the proposed adjacent dwellings. The current and ultimate height and spread of the trees will clearly result in significant shading to the southern aspect of dwellings fronting Frere Road. However, the rooms affected would be bedrooms and kitchens and the main living areas located to the rear of the properties would not be affected.

Amenity

25. With the exception of the four flats located within the southwest corner of the site all properties have private external amenity areas. The four flats share a communal external space. As affordable units the properties have been designed to meet HCA space standards.
26. The proposals work well with reference to their relationship with adjacent properties and it is not considered that the proposals would result in any unacceptable impact to adjacent properties in terms of overlooking or overshadowing.

Environmental Considerations

27. The proposed development is located within a sub-urban part of Norwich although with good links to nearby services and public transport links via Plumstead Road. The energy statement submitted with the application details that the dwellings would be built to at least code for sustainable homes level 3, and lists a number of measures to meet the codes requirements including improved insulation, hot water systems, reduced air leakage and water saving fittings. It is proposed to use solar thermal panels to provide for 10% of the sites energy from renewable decentralised sources. An assessment has been carried out taking into account the characteristics of the site which estimates that this will provide in the region of 12% of the sites energy. A condition requiring provision of the panels should form part of any approval.

Contamination

28. A phase one desk top study has been submitted with the application. Due to its previous use as military land the site has been designated as potentially containing contaminative uses. The development is a sensitive one, and although on the basis of the submitted desk top study there is limited evidence of contamination, an intrusive investigation should be required via condition.

Archaeology

29. The proposed development lies adjacent to a number of cropmarks of pit-type features. The proposal also cuts across a parish boundary which runs along the line of a medieval road known as Ramworth Way. As such it is recommended that any consent be subject to a condition for archaeological evaluation.

Planning Obligations

30. The proposals would trigger the following requirements which would need to be secured via a planning obligation
- Child play space:
 - Contribution for 34 child bed spaces £37,536.00 as required by saved policy SR7.
 - Transport:
 - Contribution for 24 units £6,771.60 as required by saved policy TRA11.
 - Street trees:
 - Contribution for 4 street trees of £1,753.04 as required by saved policy NE4.

Conclusions

31. It is considered that the public house is currently providing an important community facility, however having weighed up the relevant planning policy surrounding the loss of the public house and redevelopment for housing, on balance it is not considered that proposals could be resisted and that the proposals are acceptable in principle. The amended design layout is considered acceptable with a good relationship between public and private realm. Access, parking and servicing arrangements are considered to be acceptable as are the amenity standards for existing and proposed dwellings. Subject to the conditions listed the proposals are considered to be acceptable in terms of their implications for trees, energy efficiency, contamination and archaeology and will provide for needed housing development in this part of the City.

RECOMMENDATIONS

To approve Application No (10/00339/F, The Canary 107 Watling Road, Norwich, NR7 9TG) and grant planning permission, subject to:

(1) the completion of a satisfactory S106 agreement by 23 June 2010 to include the provision of contributions to child play space, transportation and street trees and subject to the following conditions:

1. Standard time limit;
2. Built in accordance with approved plans;
3. Details of fascias, verges, windows, doors, bricks, tiles and render finish;
4. Landscaping details, hard and soft landscaping and boundary treatments;
5. Compliance with the arboricultural implications assessment, method statement, tree protection plan and submission of further arboricultural method statements for air spade evacuation, root pruning and foundation details;
6. Provision of the bin store prior to first occupation;
7. Provision of the solar thermal panels;
8. Scheme for water efficiency to be submitted;
9. Archaeological evaluation prior to commencement;
10. Contamination intrusive investigation prior to commencement.

(Reasons for approval:

The development has been considered with particular regard to policies T8, T9, ENV7, ENG1 and WM6 of the adopted East of England Plan, saved policies NE3, NE4, NE9, HBE4, HBE12, HBE19, EP1, EP16, EP18, EP22, SHO21, HOU13, SR7, TRA5, TRA6, TRA7, TRA8, TRA10 and TRA11 of the adopted City of Norwich Replacement Local Plan and the objectives of PPS1, PPS3, PPS4, PPS9, PPG13 and PPG16.

It is considered that the public house is currently providing an important community facility, however having weighed up the relevant planning policy surrounding the loss of the public house and redevelopment for housing, on balance it is not considered that proposals could be resisted and that the proposals are acceptable in principle. The amended design layout is considered acceptable with a good relationship between public and private realm. Access, parking and servicing arrangements are considered to be acceptable as are the amenity standards for existing and proposed dwellings. Subject to the conditions listed the proposals are considered to be acceptable in terms of their implications for trees, energy efficiency, contamination and archaeology and will provide for needed housing

development in this part of the City.)

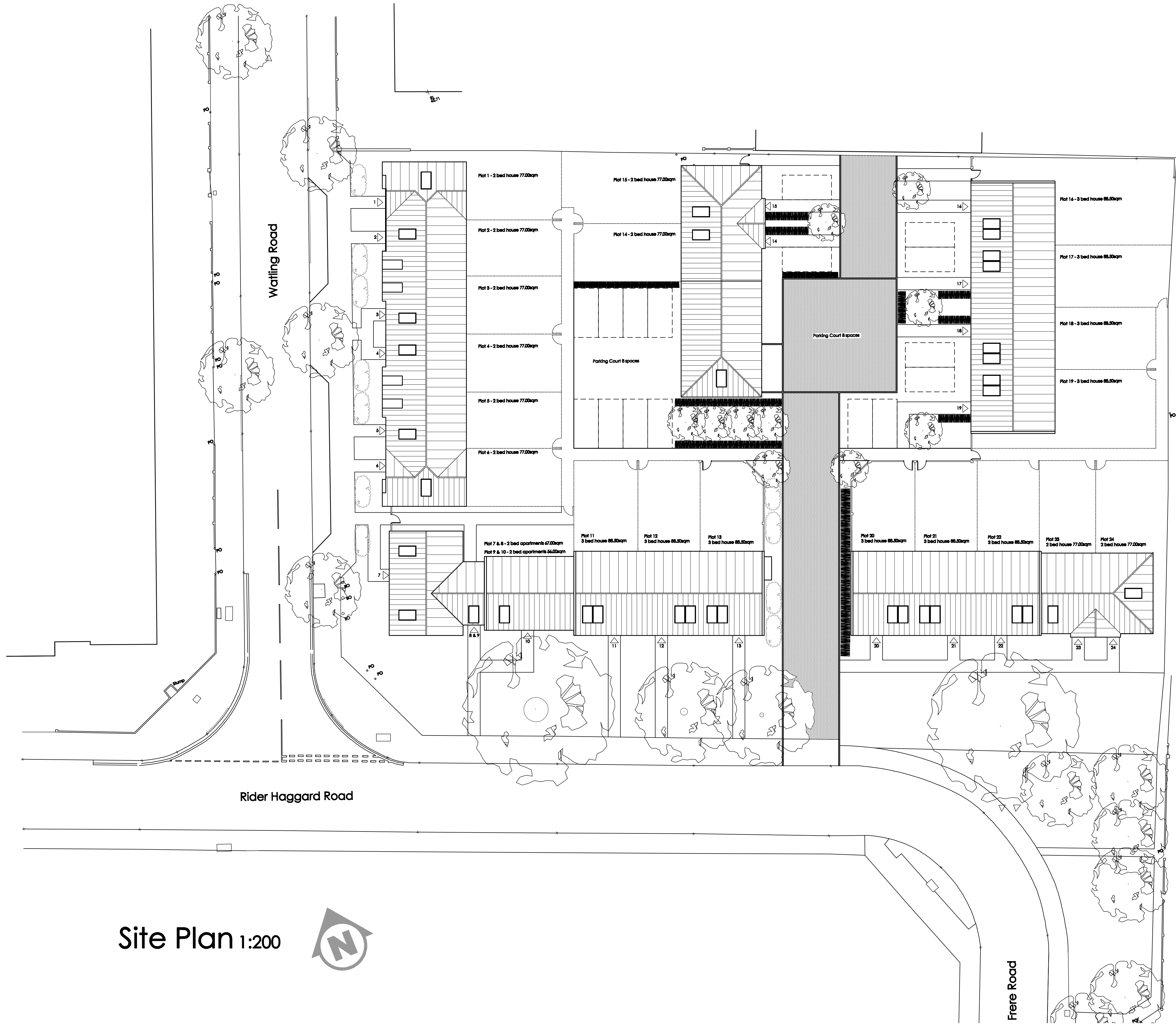
(2) where a satisfactory S106 agreement is not completed prior to 23 June 2010 that delegated authority be given to the Head of Planning Services to refuse planning permission for Application No (10/00339/F, The Canary 107 Watling Road, Norwich, NR7 9TG) the following reason:

1. In the absence of a legal agreement or undertaking relating to the provision of children's play, street trees and transportation contributions the proposal is contrary to saved policies NE4, SR7, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan.

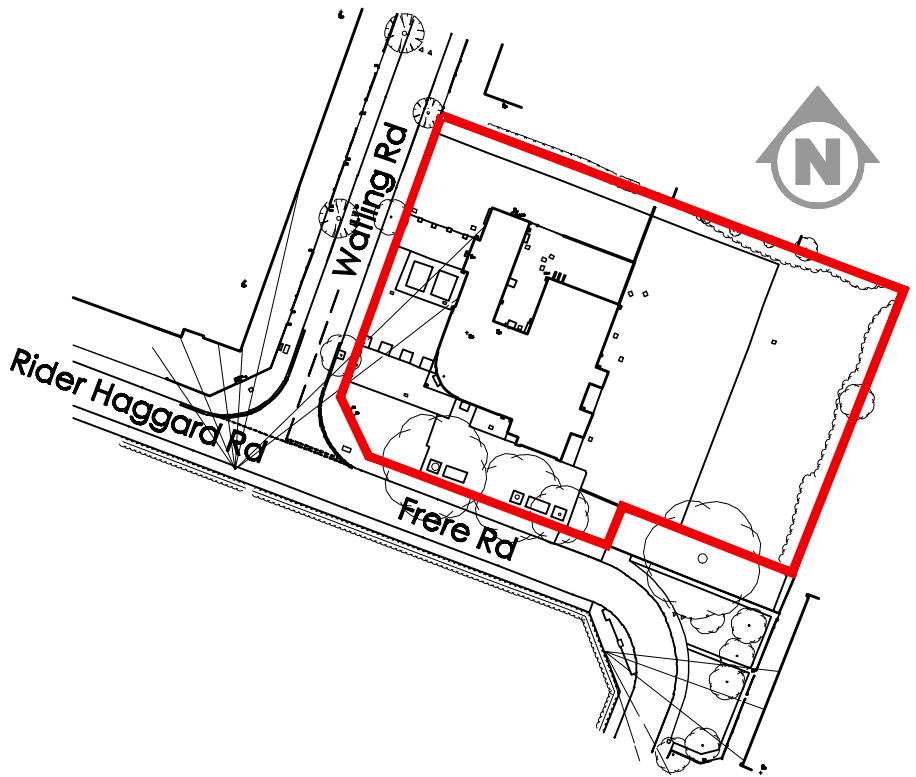
Contractors are to check all levels and dimensions before work is put in hand, and any discrepancies are to be referred to third dimension architectural & interior design ltd.

Do not scale, work to figured dimensions only.

Please note any work carried out before building regulation approval is at the contractors own risk.



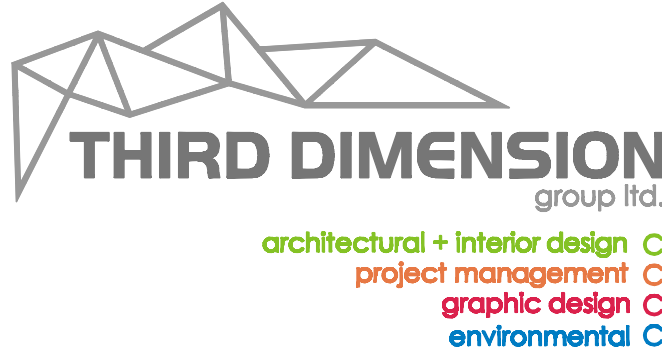
Site Plan 1:200



Existing Location Plan 1:1250

d	13.05.10	Roof plan revised	gc
c	22.04.10	Layout revised	gc
b	16.04.10	Layout revised	gc
a	21.03.10	Solar panels added to roof	gc
Rev.	Date.	Amendment.	Dwn.

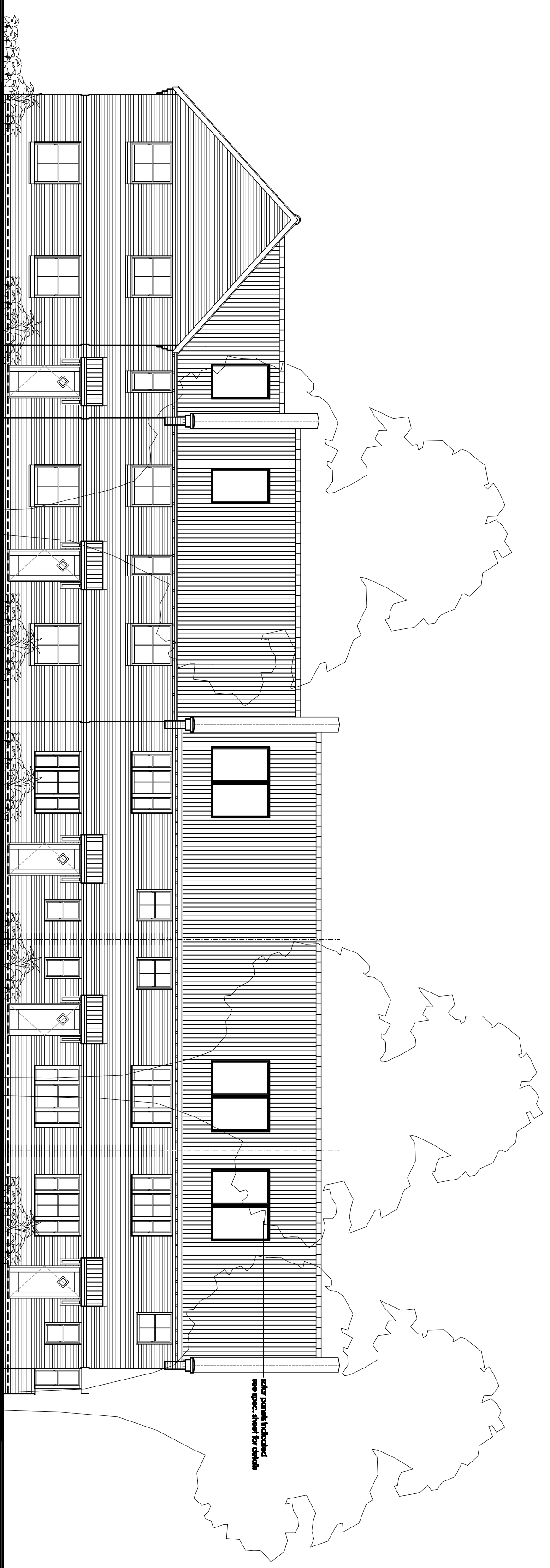
Proposed Development
The Canary
Watling Road
Norwich



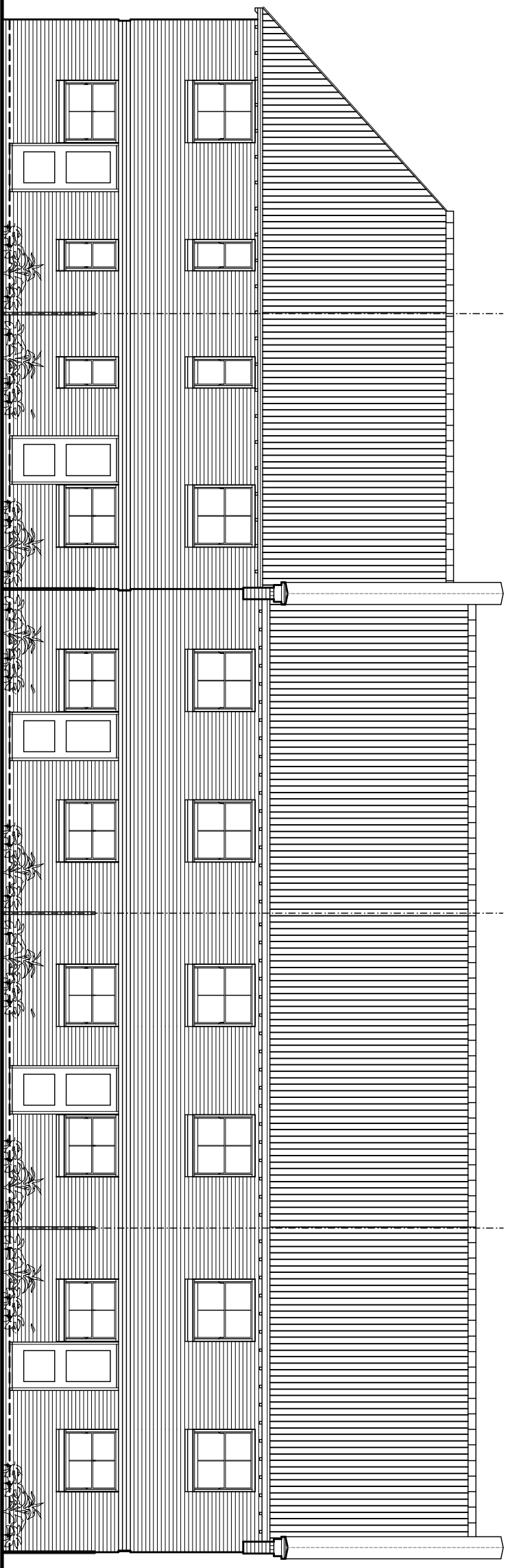
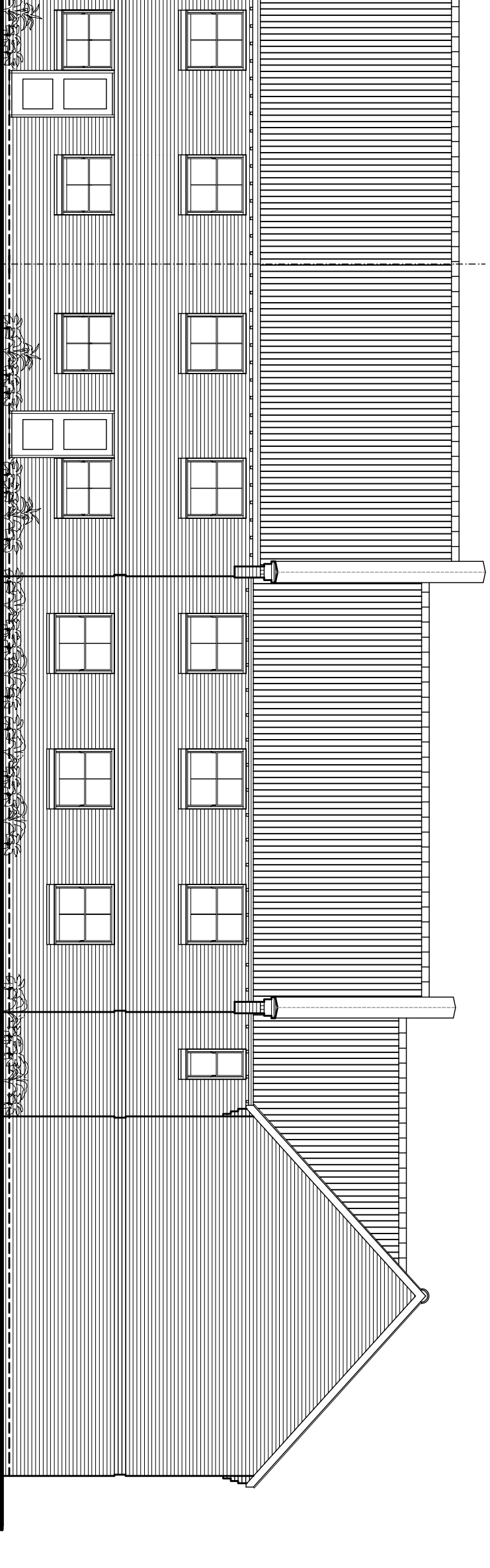
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PROPOSED SITE PLAN

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Scale:	1:200 @ A1		
Date:	FEB '10		
Dwn.	RSP	Project No.	271

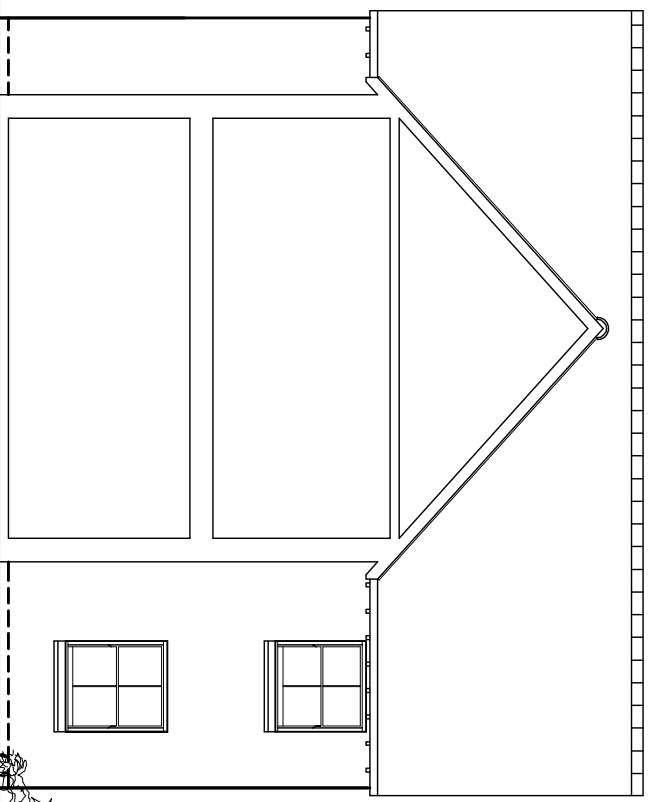
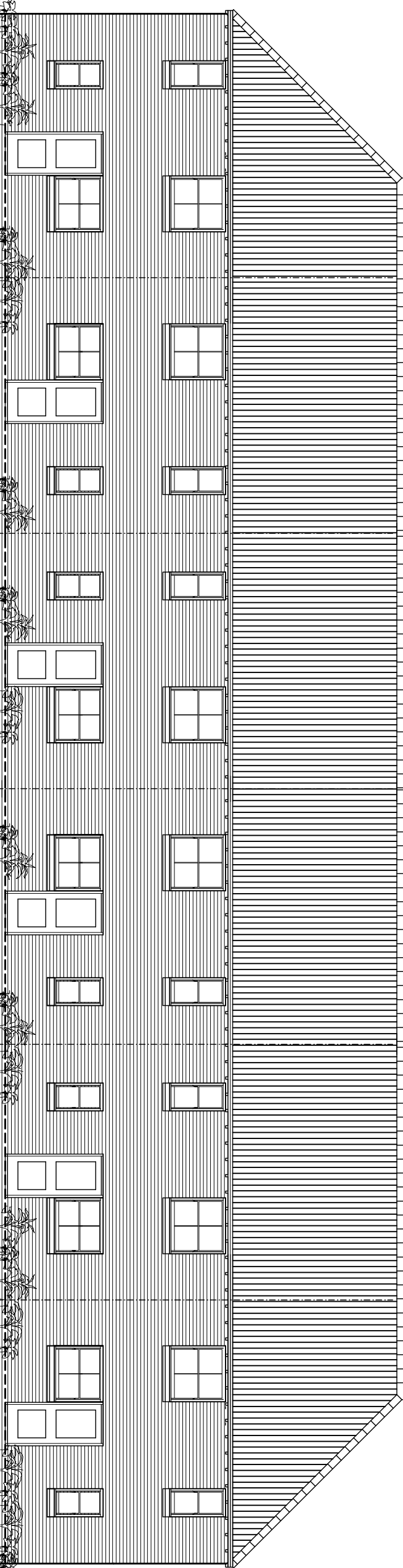
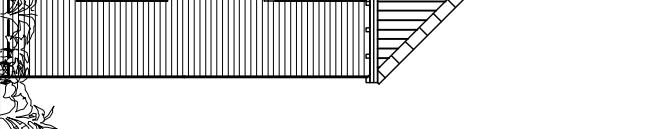
AVIATION WAY, SOUTHEND-ON-SEA, ESSEX, SS2 6UN
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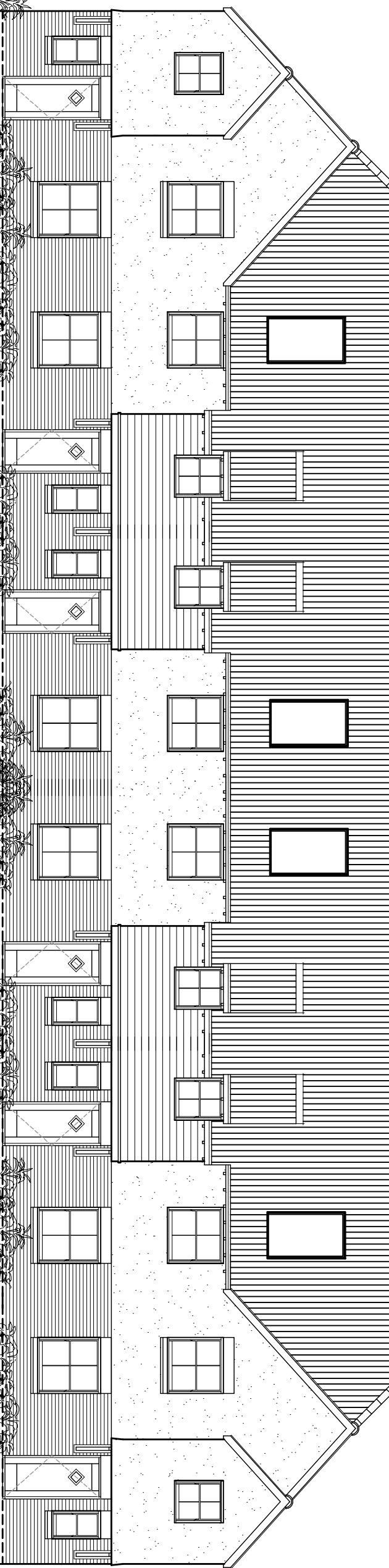
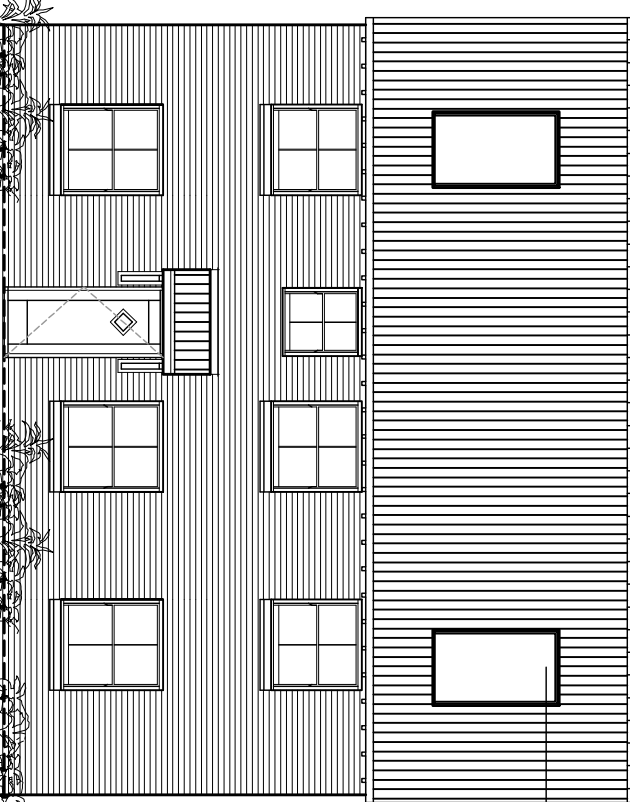
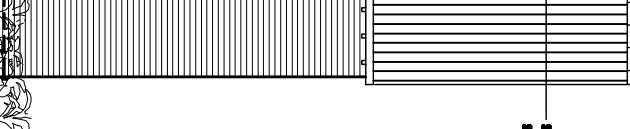
Elevation A



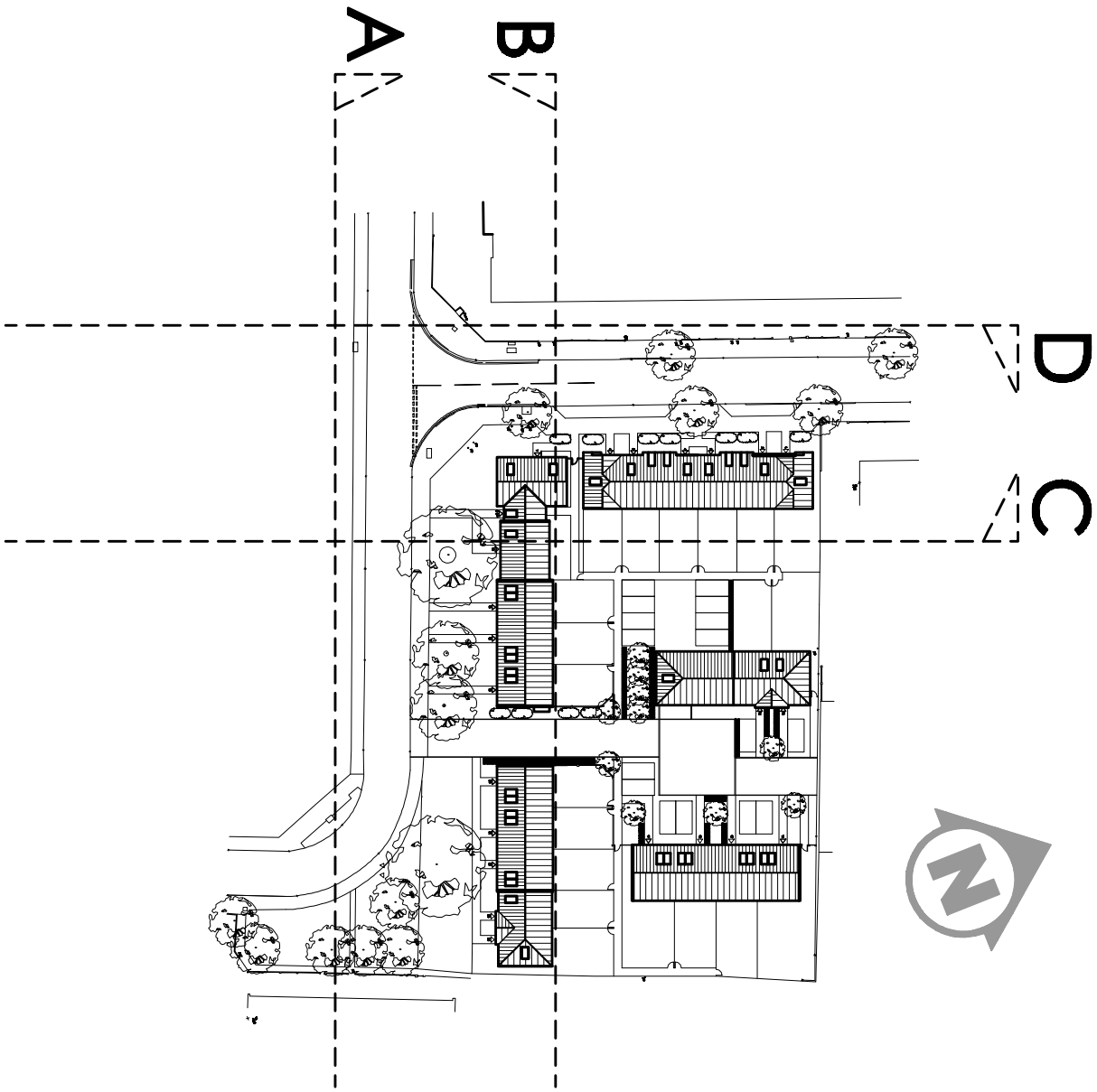
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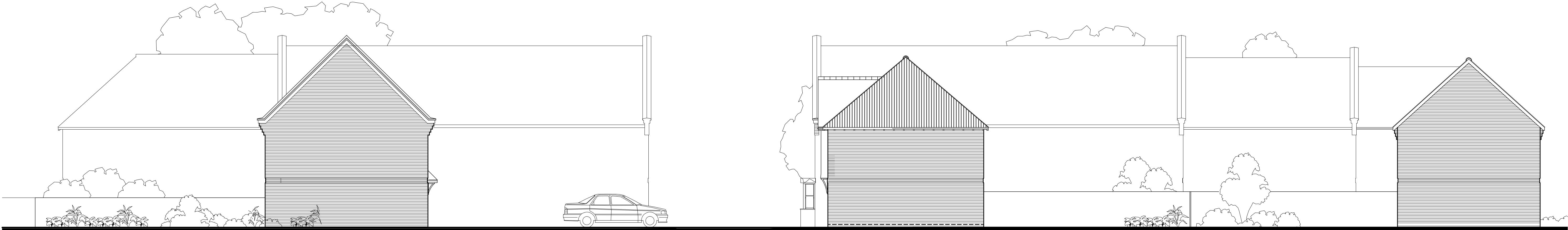


Elevation C



Elevation D





Elevation E



Elevation F



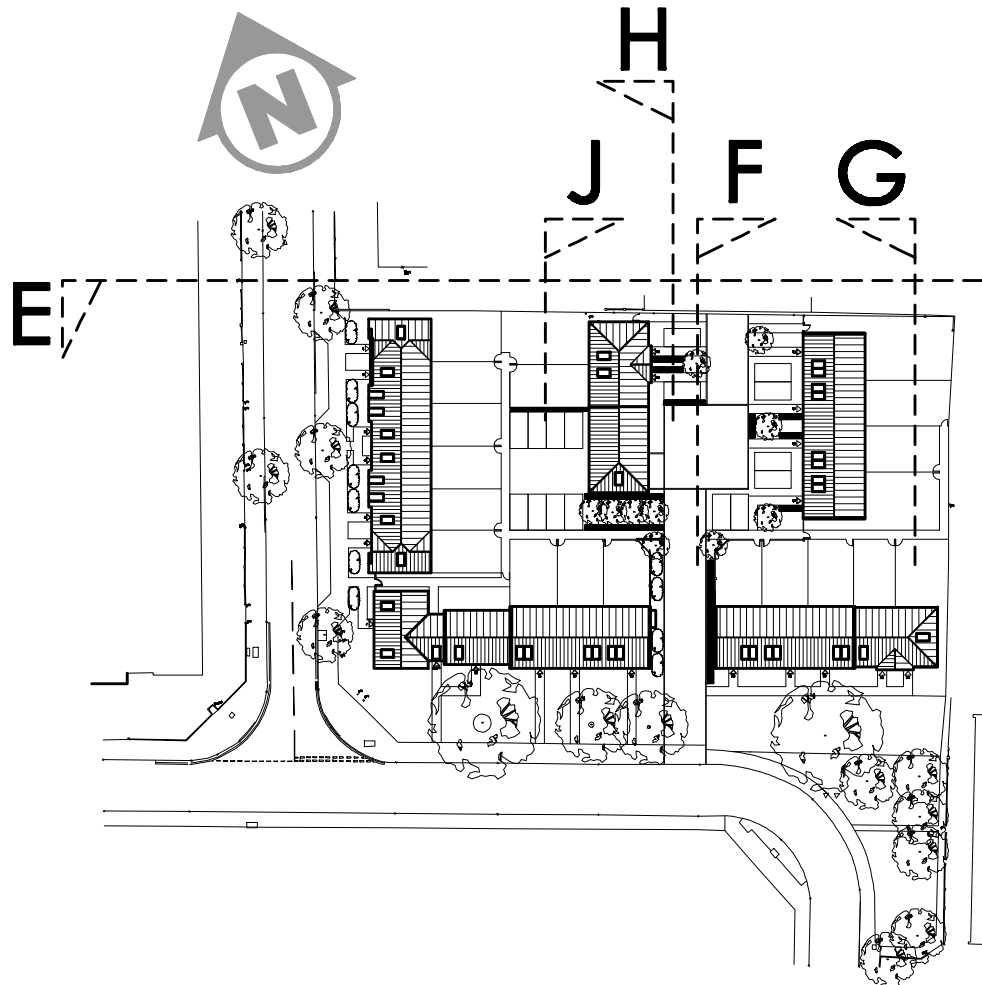
Elevation G



Elevation H



Elevation J



c	13.05.10	Elevations H & J revised	gc
b	06.05.10	Elevations revised	gc
a	21.05.10	Solar panels added to roof	gc
Rev.	Date.	Amendment.	Dwn.
Project.			

Proposed Development
The Canary
Watling Road
Norwich

THIRD DIMENSION
group ltd
architectural + interior design
project management
graphic design
environmental

Drawing title.
PROPOSED ELEVATIONS 2

Client. Dove Jeffery Homes Ltd		DWG No.
Scale. 1:100 @ A1		205c
Date. FEB '10		
Dwn. RSP	Chk.	Project No. 271

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