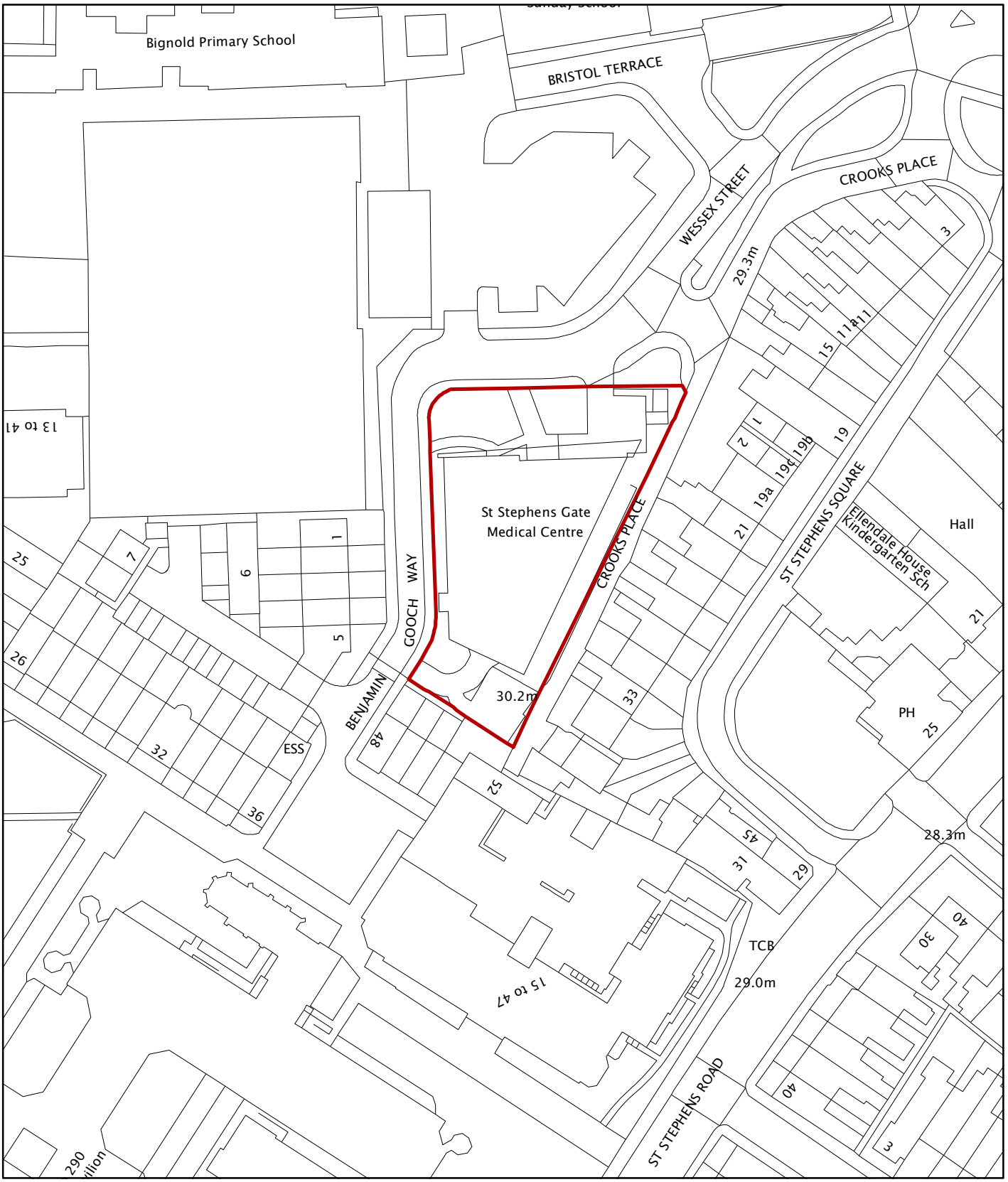
Report to	Planning applications committee 1 October 2015	**Item**
Report of	Head of planning services	
Subject	Application no 15/01048/F - St Stephens Gate Medical Practice, 55 Wessex Street, Norwich, NR2 2TJ	5(H)
Reason for referral	Objection	
Applicant	Primary Health Properties Ltd	

Ward:	Town Close
Case officer	Samuel Walker - samuelwalker@norwich.gov.uk

Development proposal		
Heras Pallis Lite twin wire mesh cladding fence		
Representations		
Object	Comment	Support
3 (neighbouring residents)	0	0

Main issues	**Key considerations**
1 Design	Materials, form
2 Heritage	Setting of a Listed Building
3 Trees	Loss of trees
4 Amenity	Outlook, noise, disturbance
Expiry date	2nd October 2015
Recommendation	Approve



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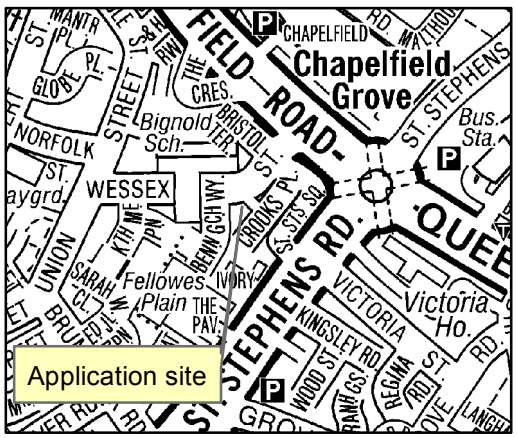
Planning Application No 15/01048/F

Site Address St Stephens GateMedical Practice
Wessex Street

Scale 1:1,000

NORWICH
City Council

PLANNING SERVICES



The site and surroundings

1. The site is on Wessex Street, west of St. Stephens Road, South of Chapelfieild Road. The site sits between the Bignold primary school and the former Norfolk and Norwich Hospital Site. There is a row of Grade ll listed Georgian houses which back on to the East of the site, separated by Crooks place.

2. The subject site is to the East Elevation of St Stephens Gate medical practice where there is a sub-street area consisting of trees planted as screening between the medical practice and Crooks Place which are currently in an overgrown condition.

Constraints

3. The site itself is not in a Conservation area. It is just outside the boundary of the Newmarket Road Conservation area, which runs along the highway to Crooks Place to the rear of the listed Georgian terrace referred to below.

4. The wider site is covered by a tree preservation order (TPO) however the trees adjacent to the proposed fence are not covered by that TPO.

5. The site, being to the rear of the Grade ll Listed Georgian terrace may be considered to form part of the setting of a listed building.

Relevant planning history

6.

Ref	Proposal	Decision	Date
04/00251/F	Erection of a two storey medical centre (1800 sq.m) with associated basement car parking and cycle parking.	REF	26/05/2004
04/00576/F	Erection of a two storey medical centre (1800 sq.m) with associated basement car parking and cycle parking (revised scheme).	APPR	20/09/2004
05/00543/D	Condition 2: Detail of external materials; Condition 4a: Details of doors and windows; 4c: Details of typical timber bay features; 4f: Details of timber boardwalk, cycle stands; 4g: Details of surface construction of ambulance bay; 5: Details of car park management system for previous planning permission (App.No.04/00576/F) 'Erection of two storey medical centre (1800 sq. m) with associated basement car parking and cycle parking'.	APPR	06/03/2006

Ref	Proposal	Decision	Date
05/01156/D	Condition 8: Details of landscaping of previous planning permission (App. No. 04/00576/F) - 'Erection of a two-storey medical centre (1800 sq.m) with associated basement car parking and cycle parking (revised scheme)'.	APPR	06/03/2006
06/00074/VC	Variation of Condition 11 of previous planning permission (App. No. 04/00576/F) from "The premises the subject of this permission shall not be open before the hours of 0700 or after 2100 on any day " to read "The premises the subject of this permission shall not be open before the hours of 0700 or after 2200 on any day"	APPR	21/03/2006
06/00289/F	Installation of a night dispensing hatch for late night dispensing on front elevation.	APPR	11/05/2006
15/00626/TPO	Acer Cappadocium: Fell.	APPR	15/05/2015

The proposal

7. The proposal is for the installation of a Heras Triton weldmesh fence, in green; to enclose an existing below street level, secreted area of the application site to prevent access to unauthorised visitors. This shall have a gate each end, on the site, for access by authorised personnel. The installation of this fence will require the existing tree screening in this location to be pruned back for access to carry out the work. The fence shall be 1.20m tall panels where it sits on top of the existing concrete base wall, these shall be set 650mm from pavement level. Where the fence returns to the medical centre and does not sit on the base wall it shall be 2.0m overall height.

Representations

8. 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
Lack of Information regarding whether the existing trees will be retained	Paragraph 25

Issues raised	Response
Design specification of fence chosen – including height, colour, and aesthetic.	Paragraph 17-20
Noise Disturbance/Anti-Social behaviour	Paragraphs 27-28

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. With regards to the proposed fence to the boundary of St. Stephens gate medical practice:
    - It is felt that the use of a 'greenscreen' fencing system would be preferable and may provide a satisfactory option to both parties as this provides a method of security to the site, whilst providing a soft decorative screening to the outlook of the Listed Buildings.
    - In principle, the proposed fence would not be detrimental to the setting of the Listed Buildings provided that it is not in a bright or metallic finish and that vegetation is encouraged to grow up it to soften the boundary.
    - The height of the proposal is appropriate to the site.
    - A closed boarded timber fence or solid masonry wall would provide an oppressive streetscape and would not improve the setting of the Listed Buildings.

Highways (local)

11. No objection on highway grounds

Tree protection officer

12. I inspected the site. I have no issues with the proposed fence as long as the tree works are undertaken in line with BS3998:2010, British Standard for Tree Works. It will leave a number of one sided specimens but these will soon 'green up' over the coming year. Given this I have no objections to the proposal.

Assessment of planning considerations

Relevant development plan policies

13. **Joint Core Strategy for Broadland, Norwich and South Norfolk adopted March 2011 amendments adopted Jan. 2014 (JCS)**
    - JCS2 Promoting good design
    - JCS7 Supporting communities

14. **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
- DM7 Trees and development

Other material considerations

15. **Relevant sections of the National Planning Policy Framework March 2012 (NPPF):**
    - NPPF7 Requiring good design

Case Assessment

16. 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 polices 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: Design

17. Key policies and NPPF paragraphs – JCS2, DM3, NPPF paragraphs 9, 17, 56 and 60-66.

18. The fence is respectful in size; its height is proposed to match the boundary treatment to the properties on the opposite side of Crooks Place. It makes use of the existing concrete base wall.

19. The Fence is selected to allow the existing trees to continue growth and be visible through the fence. It is expected that the trees shall re-grow through the fence to obscure it from general view. The proposed fence has been specified in green in order to blend with the landscaping on the site. It is a robust fence to provide a security measure preventing unwanted occupation of the site, it is also climb resistant and resistant to general vandalism; it is low maintenance reducing possibility of wear and tear.

20. It is felt that the provision of a masonry wall, or closed boarded fence would provide a more oppressive and intimidating appearance in Crooks place. A timber fence would require regular maintenance. The existing trees would be placed in greater shadow and there would be a large reduction in the softened screening they currently provide. This would also reduce the natural light to the basement car park.

Main issue 2: Heritage

21. Key policies and NPPF paragraphs – DM9, NPPF paragraphs 128-141.

22. The fence forms part of the setting to the rear aspect of listed buildings, concern has been raised as to whether this is a suitable design for this location. The proposal has been selected as it will allow the existing foliage at the boundary to

grow through it & retain the soft landscaping whilst providing vandal resistant, low maintenance security. The colour has been selected to blend with the landscaping.

23. The height and scale is in proportion with the boundary treatments to the other side of Crooks place which form the boundary to the Listed Buildings.

Main issue 3: Trees

24. Key policies and NPPF paragraphs – DM7, NPPF paragraphs 109 and 118.

25. The erection of the fence necessitates some work to be carried out to the existing shrubs and trees on the boundary which are currently overgrown and hanging into Crooks Place. The work will improve the health of the retained trees to promote future growth. Trees would re-grow in the seasons following the proposed installation of the fence. A description of proposed work has been provided and is considered to be broadly acceptable. Full details and method statements are recommended to form a condition of any approval.

Main issue 4: Amenity

26. Key policies and NPPF paragraphs – DM2, DM11, NPPF paragraphs 9 and 17.

27. Concern has been raised that the installation of a fence in this location would push current anti-social behaviour in the area closer to the neighbouring resident's properties. The applicant feels that the proposal will make the building more secure, as a result there will be less reason for people seeking to commit anti-social activity to gather in this location; thus hopefully improving the situation for the residents. It is considered that the fencing should avoid anti-social behaviour from occurring in the area to the rear of the medical centre and is therefore likely to reduce anti-social behaviour in the area. Concern has been raised that this will simply push anti-social behaviour onto Crooks Place, it is difficult to predict if this will happen, however Crooks Place is part of the public realm and will be more open than the area to the rear of the practice which is sheltered from view by the existing trees. In general the fencing off of private areas such as to the rear of the practice and provision of clear boundaries to private and public realm is considered good practice in avoiding anti-social behaviour.

28. Concern was expressed by the practice, during my site visit that the close proximity to the school is of concern as children occasionally access/play in the area proposed to be fenced off. There has been frequent littering of this area with discarded hypodermic needles.

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.

31. 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.

32. In this case local finance considerations are not considered to be material to the case.

Conclusion

33. The proposals provide for the fencing of a private area to the rear of the medical practice. The proposed design is not considered to have a negative impact on the adjacent listed buildings and conservation area, once the vegetation has regrown it should have a neutral impact whilst serving to secure the areas to the rear of the practice.

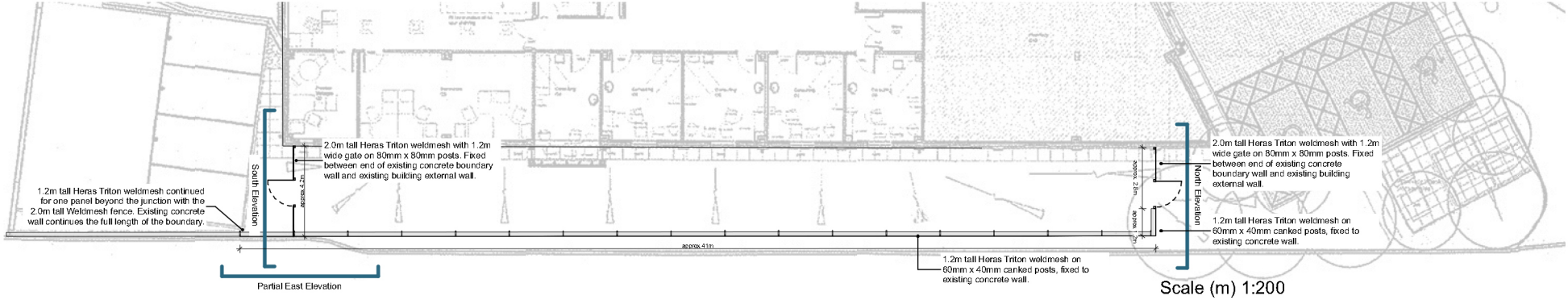
34. The development is in accordance with the requirements of the National Planning Policy Framework and the Development Plan, and it has been concluded that there are no material considerations that indicate it should be determined otherwise.

Recommendation

To approve application no. 15/01048/F - St Stephens Gate Medical Practice 55 Wessex Street Norwich NR2 2TJ and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

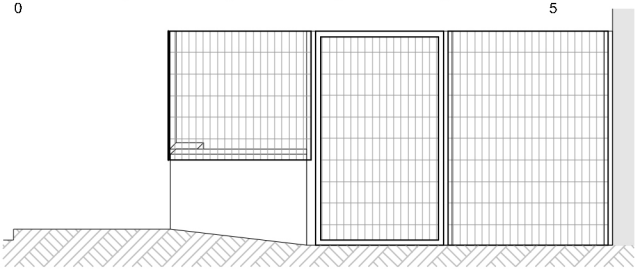
Article 35(2) Statement
The local planning authority in making its decision has had due regard to paragraph 187 of the National Planning Policy Framework as well as the development plan, national planning policy and other material considerations and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.



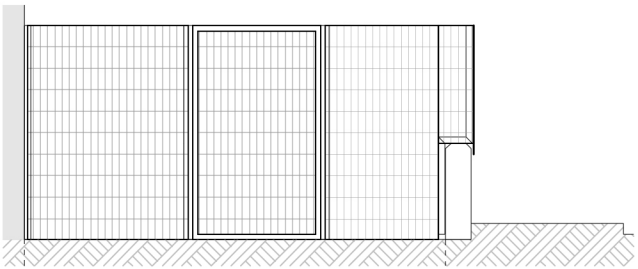
Site Layout (1:200 at A3)

Scale (m) 1:50

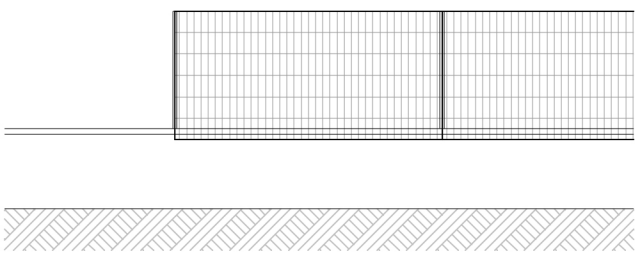
0 1 2 3 4 5



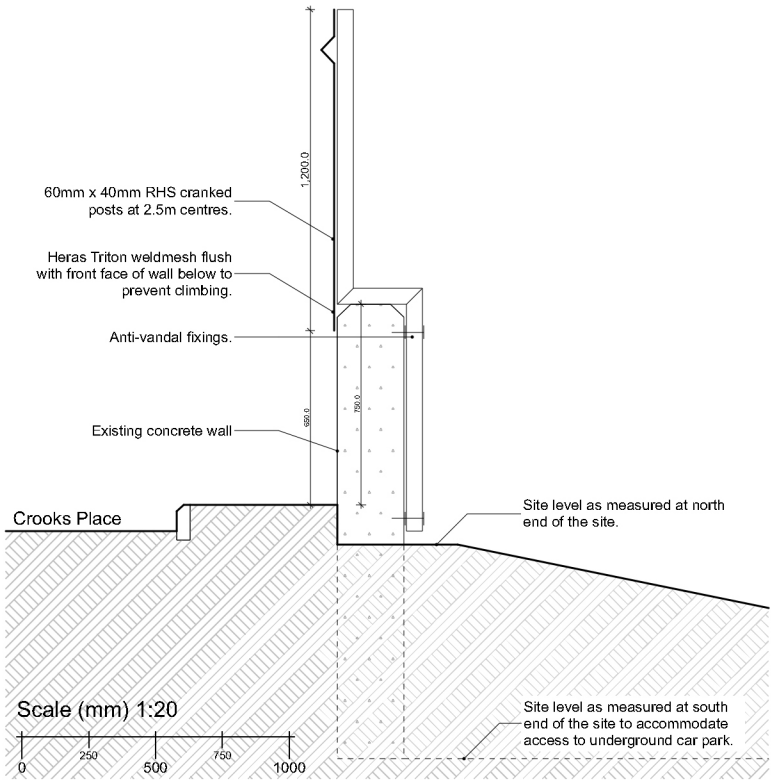
North Elevation (1:50 at A3)



South Elevation (1:50 at A3)



Partial East Elevation (1:50 at A3)



Section Through 1.2m Tall Fence (1:20 at A3)

Location Plan (1:1250 at A3)

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Source File:
P121-9-180813 Fence model.pln

Rev	Date	Drawn	Note
A	17/08/2018		Dimensions added / amended

Primary Health Properties

brp architects
1 Millers Yard
Roman Way
Market Harborough
Leicestershire
LE16 7PW
t : 01858 464986
brp-architects.com

Client
PHP

Project Title
St Stephen's Gate Medical Centre
55 Wessex Street
Norwich

Drawing Title
Planning Layout

Drawing Status
Planning

Scale(s)	Original Paper Size:
1:50, 1:1250, 1:200, 1:20	A3
Drawn by: INITIALS	Checked By (file copy only)
Job No: P121	Drawing No: P01
Date: dd.mm.yy	Revision: A