



**Planning applications committee**

**9:30 to 11:40**

**26 February 2015**

Present: Councillors Gayton (chair), Sands (M) (vice-chair), Ackroyd, Boswell, Bradford, Button, Grahame, Henderson (substitute for Councillor Blunt), Herries, Jackson, Neale and Woollard

Apologies: Councillor Blunt

**1. Declarations of interest**

Councillor Boswell declared an other interest, in item 3 (below), Application no 14/01413F, Emmanuel House, 2 Convent Road, Norwich, NR2 1PA because he had attended functions at 20 Unthank Road.

Councillor Herries declared an other interest in item 6 (below), Application no 14/01608/U 1A Oak Street because she lived in the vicinity.

Councillor Gayton declared that he would leave the room and not participate in the determination of item no 8 (below), application no 14/01850/F, 49 Hunter Road because a close relative had objected to the proposal and therefore he could be perceived to hold a pre-determined view.

**2. Minutes**

**RESOLVED** to approve the minutes of the meeting held on 29 January 2015.

**3. Application no 14/01413F Emmanuel House, 2 Convent Road, Norwich, NR2 1PA**

(Councillor Boswell declared an other interest in this item.)

The planner (development) presented the report with the aid of plans and slides. The committee was advised that the proposed changes would adequately address the concerns about the impact on the neighbours in the adjacent property. The planner then referred to the supplementary report of updates to report, which was circulated at the meeting and summarised issues raised by Councillor Little, local member for Town Close Ward, and the officer response. It was not reasonable to expect the applicant to provide 24 hour onsite management of the site given the size of the student accommodation on the site. Members were advised that the applicant was willing to undertake measures to alleviate noise although the council's environment protection officers had not considered that this was an issue.

The owner/proprietor of 20 Unthank Road addressed the committee and outlined her ongoing concerns about the proposed change of use and asking that in addition to

soundproofing the laundry, the upper floor rooms were soundproofed. She pointed out that the annex was centimetres from Emmanuel House and that she considered that all the student rooms should be soundproofed; that the entrance from Unthank Road should be out of bounds and the gate to the passageway kept locked; and to prevent her garden being overlooked from student rooms on the upper floors, the boundary fence should be heightened.

The agent addressed the committee and referred to planning permissions previously granted for the site, including a residential care home for single male occupiers. He said that the applicant recognised the desire to protect the amenity of neighbouring property and therefore had proposed conditions to ameliorate their concerns.

Discussion ensued in which the planner, referred to the report and answered members' questions. It was not possible to stipulate that the accommodation was for a specific group of students, eg, postgraduates. Members considered that soundproofing all of the student rooms would be too onerous on the applicant but suggested that the laundry room and the rooms above it should be soundproofed. A member pointed out that there were other measures to alleviate the sound of laundry equipment successfully, such as placing the machines on a plinth. Members also noted that the landscaping would soften the boundaries and that increasing the height of the fence would alleviate concerns about overlooking there could be some detrimental impact on amenity.

Members noted that the applicant had gone a long way to address the concerns of the occupiers of the adjacent property. Councillor Boswell moved and Councillor Neale seconded that the conditions be amended to incorporate, within the timescales set for the other conditions: soundproofing measures for the laundry room and the upper floor rooms above the laundry (adjacent to the party wall with no 20 Unthank Road); and increasing the height of the fence to 2.4m. On being put to the vote, with 8 members voting in favour (Councillors Sands, Ackroyd, Henderson, Button, Grahame, Neale, Woollard and Bradford), 2 members voting against (Councillors Herries and Jackson) and 1 member abstaining (Councillor Gayton) the amendment was carried.

The chair then moved the recommendations set out in the report as amended.

**RESOLVED**, unanimously, to approve application no14/01413/F - Emmanuel House, 2 Convent Road, Norwich, NR2 1PA and grant planning permission, subject to the following conditions:

1. Standard time limit (3 years);
2. In accordance with the approved plans;
3. Within 2 months of the development commencing details shall be agreed in writing with the local planning authority on a full scheme of works for improvement to:
  - (a) advance stop lanes at arms to Convent Road roundabout
  - (b) blister tactiles at crossings on Convent Road
  - (c) Convent Road footpaths, including extent of shared use and associated signage and works required.

No occupation of the development shall take place until these works have been completed in accordance with the approved details and certified as such in writing by the local planning authority.

4. Within 2 months of the development commencing, full details of the proposed management agreement are to be agreed, including the supervision, security and operation and welfare support/provision for the student occupiers and consequences for the impact on the students on the neighbourhood. Use of the site shall be in accordance with the approved management scheme unless otherwise agreed in writing with the local planning authority.
5. Within 2 months of the development commencing details of a landscaping scheme to be agreed (including boundary treatments and proposed lighting), carried out in accordance with details prior to occupation and retained as such.
6. Within 2 months of the development commencing details of replacement windows to be agreed. This detail will include an acoustic assessment to show evidence that noise levels inside room will meet WHO standards. The windows shall then be installed in accordance with agreed details prior to occupation and retained as such.
7. Within 2 months of the development commencing details (including scaled drawings) of door(s) and surround to be agreed (including material and finish). The door(s) shall then be installed in accordance with agreed details prior to occupation and retained as such.
8. Within 2 months of the development commencing details of parking, refuse/recycling and covered and secure cycle parking to be provided, carried out in accordance with details prior to occupation and retained as such.
9. Within 2 months of the development commencing details of the refuse and recycling collection to be agreed in writing with the local planning authority. Servicing of the development should be carried out in accordance with these details unless otherwise agreed in writing.
10. Within 2 months of the development commencing details of a travel information plan (TIP) to be agreed in writing. The TIP shall:
  - (a) Include provision for travel information to be made publicised to staff and existing and future potential occupants of the flats; and
  - (b) specify different methods to be used for publicity and frequency of review.

The TIP shall be in place and made available prior to occupation of the development hereby approved and maintained thereafter in accordance with the agreed review details.

The information within the TIP shall include:

- (i) details of the public transport routes and services available within half a mile walking distance of the site, cycle parking provision and facilities for cyclists on site and any other measures which would support and encourage access to the site by means other than the private car.
  - (ii) details of the management of arrivals and departures at the start and end of term times.
11. Within 2 months of the development commencing details to be submitted of measures to maximise water efficiency. The measures shall then be installed in accordance with agreed details prior to occupation and retained as such.
  12. Within 2 months of the development commencing details of ASHP (manufacturer specification, location and maintenance schedule). The ASHP

shall then be installed prior to the first occupation of the building and retained as such in accordance with the agreed maintenance schedule.

13. No use of the passageway between 18 and 20 Unthank Road by occupants or visitors of approved scheme.
14. The residential units hereby permitted shall only be occupied by students enrolled with higher educational providers.
15. Within 2 months of the development commencing details of the following shall be submitted to and agreed in writing by the local planning authority:
  - (a) sound-proofing treatment(s) to the Party Wall between the proposed laundry room and the annexe at 20 Unthank Road;
  - (b) sound-proofing treatment(s) to the Party Wall between the proposed units 26 and 27 and the annexe at 20 Unthank Road;
  - (c) layout and specification of machinery and the noise attenuating plinth in laundry room.

Prior to occupation the development shall be carried out in accordance with the details as agreed and retained as such thereafter.

16. Within 2 months of the development commencing details of the boundary treatments (to include the boundary treatments' location, height, materials and colour) between the site and 20 Unthank Road shall be submitted to and approved in writing by the local planning authority. No occupation of any of the development shall take place until the approved boundary treatments have been erected and, following completion, the boundary treatment shall be retained as such thereafter unless agreed in writing with the local planning authority.

Article 31(1)(cc): 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

#### Informatives

1. Highway works subject to shared use notice fee, Section 278 fees and signs and lines costs. Any scheme may require modification in light of network and safety audit feedback. The applicant to fund all design and implementation costs and fees.
2. It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a legal agreement between the developer and Norwich City Council. Please note that it is the applicants' responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained. Advice on this matter can be obtained from the city council's transportation and network team based at City Hall, Norwich. Please contact: [transport@norwich.gov.uk](mailto:transport@norwich.gov.uk)
3. Parking permits: The development will not be eligible for residential on street parking permits, but will be eligible for business permits if justified by operational need.
4. Travel information plan

<http://www.norwich.gov.uk/TransportAndStreets/Transport/Pages/TravelPlans.aspx>

5. Street naming and numbering: Contact Kay Baxter at Norwich City Council, if required, t: 01603 21 2468 (Mondays and Tuesdays only).

**4. Application no 14/01526/A - Prospect House Rouen Road, Norwich, NR1 1RE**

The planner (development) presented the revised report with the aid of plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and comprised a summary of further representations from the applicant and agent.

**RESOLVED**, with 9 members voting in favour (Councillors Gayton, Sands, Ackroyd, Henderson, Button, Herries, Jackson, Neale, Woollard), 1 member voting against (Councillor Bradford) and 2 members abstaining (Councillors Boswell and Grahame), to approve application no. 14/01526/A - Prospect House Rouen Road Norwich, NR1 1RE and grant planning permission subject to the following conditions:

1. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.
2. No advertisement shall be sited or displayed so as to –
  - (a) endanger persons using any highway, railway, waterway, dock, harbour or aerodrome (civil or military);
  - (b) obscure, or hinder the ready interpretation of, any traffic sign, railway signal or aid to navigation by water or air; or
  - (c) hinder the operation of any device used for the purpose of security or surveillance or for measuring the speed of any vehicle.
3. Any advertisement displayed, and any site used for the display of advertisements, shall be maintained in a condition that does not impair the visual amenity of the site.
4. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a condition that does not endanger the public.
5. Where an advertisement is required under these Regulations to be removed, the site shall be left in a condition that does not endanger the public or impair the visual amenity.
6. In accordance with plans.
7. No internal or external illumination of the signs shall be used on the site between 00:01 hours and 07:00 hours on any day.

**5. Application no 14/01846/F - 27 Trinity Street, Norwich, NR2 2BQ**

The planner (development) presented the report with the aid of plans and slides.

**RESOLVED**, unanimously, approve application no. 14/01846/F - 27 Trinity Street, Norwich, NR2 2BQ and grant planning permission subject to the following conditions:

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

**6. Application no 14/01608/U - Julian Housing Support Trust, 1A Oak Street, Norwich, NR3 3AE**

(Councillor Herries had declared an other interest in this item.)

The planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which was circulated at the meeting and contained a further representation from a local resident, forwarded by Councillor Stammers, local member for Mancroft ward, and the officer response to the issues raised. During the presentation specific reference was made to the conditions relating to car parking and a travel information plan which should address the concerns raised by local residents.

**RESOLVED**, unanimously, to approve application no. 14/01608/U - Julian Housing Support Trust, 1A Oak Street, Norwich, NR3 3AE and grant planning permission subject to the following conditions:

1. Commencement of development within three years;
2. In accordance with approved plans and details;
3. The premises shall be used as a health centre and for no other purpose (including any other purpose in Class D1);
4. Provision of car parking and cycle parking prior to occupation;
5. The existing first floor glazed windows on the southern elevation of the premises shall remain obscure glazed and have opening restrictors unless otherwise agreed in writing with the council, as local planning authority;
6. Submission of a Travel Information Plan;
7. Submission of a Flood Response Plan.

Article 31(1)(cc) 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

Informative: This use would not be eligible for on street parking permits.

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

**7. Application no 14/01814/F – 52 Arnold Miller Road, Norwich, NR1 2JH**

The planner (development) presented the report with plans and slides, and referred to the supplementary report of updates to reports which was circulated at the meeting and contained supporting information provided by the applicant.

**RESOLVED**, unanimously, to approve application no 14/01814/F - 52 Arnold Miller Road, Norwich, NR1 2JH and grant planning permission subject to the following conditions:

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

Article 31(1)(cc) 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 above.

**8. Application no 14/01850/F - 49 Hunter Road, Norwich, NR3 3PY**

(Councillor Gayton, having declared a pre-determined view, left the meeting at this point and did not take part in the determination of this item. Councillor Sands, vice-chair, was in the chair.)

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports circulated the meeting and said that a 51 signature petition had been received from local residents concerned that the proposal would result in significant interest in traffic congestion and have an adverse impact on pedestrian safety. He explained the context of the application that there was a shortfall in home-based childcare facilities and the change of use was not unusual to a residential area.

A neighbour addressed the committee outlining her concerns about the about increased traffic congestion at peak times, particularly between 8.15am and 9am when children were dropped off for the school and Sure Start nursery and concern about child safety; that there would be a 10ft wall blocking off light to her front room; that the extension of the childcare facility would mean more vehicular movements and staff would need somewhere to park; and that residents could not move their cars on a regular basis.

The applicant then addressed the committee in support of the application. Members were advised that there was a need for nursery provision in the area and that the applicant was eligible for a grant to extend the number of places. The applicant proposed a phased start and finish time for both staff and children as part of the business plan. One potential staff member had indicated that they would cycle to work.

During discussion the planner, together with the planning team leader (development), referred to the report and answered members' questions. Members were advised that planning permission for change of use was subject to planning enforcement like any other consent. The nursery was an ancillary use to the primary use of the building as a residential dwelling. The conditions related to the use of the nursery on the ground floor, such as the maximum number of children who could attend the nursery at any one time. However if the family were to hold a party for one of their children then the number of children attending would not be restricted.

Discussion ensued on the issue of traffic and congestion. Members referred to the representations made by residents and the petition and expressed sympathy that people dropping off children at the school and nursery were obstructing driveways and blocking the turning centre at the end of the cul-de-sac. The majority of members considered that the applicant's travel and parking management plan, which would be subject to a review every 12 months, mitigated the impact on the existing traffic issues. One member considered that noise from children playing in the garden of 49 Hunter Road would have a detrimental impact on neighbouring properties. Other members considered that it was a finely balanced application but the need for nursery places and the management measures to address issues of travel and outside play in the rear garden outweighed their concerns.

**RESOLVED**, with 9 members voting in favour (Councillors Sands, Ackroyd, Henderson, Boswell, Button, Grahame, Herries, Woollard and Bradford) and 2 members voting against (Councillors Jackson and Neale) to approve application no. 14/01850/F - 49 Hunter Road, Norwich, NR3 3PY and grant planning permission subject to the following conditions:

1. In accordance with plans;
2. Hours of operation;
3. Number of children and staff;
4. Phasing of child play in the rear garden;
5. Submission of a travel information and parking management plan;
6. Details of noise suppression measures;
7. Submission of an arboricultural method statement and tree protection plan;
8. Details of SUDs to be submitted for approval;
9. Four Sheffield cycle stands to the frontage to be installed prior to commencement;
10. Cycle storage to the rear to be made available prior to commencement.

Article 31(1)(cc) 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.

(Councillor Gayton was readmitted to the meeting at this point and resumed his position as chair for the remainder of the meeting.)

#### **9. Application no 14/01798/F - 19 The Avenues Norwich, NR2 3PH**

The planner (development) presented the report with the aid of plans and slides. He and referred to the supplementary report of updates to reports, which was circulated at the meeting, and included a summary of a letter of support from the neighbours at 21, The Avenues and officer response to the sketch (included in the presentation at committee) and the letter.

The resident of the adjacent property (no 17) addressed the committee and outlined her concerns about the proposal which included: loss of sunlight to rooms in the back of her house (kitchen/living room) through Velux windows, study and to the



garden which was used by the family throughout the year for sports training. She explained that the back of her house was north facing and that the proposed extension at no 19 would block off sunlight from that side.

The applicant addressed the committee and said that the extension was to create an additional bedroom and extend the house built in 1928 in a similar way to other houses in the street. The house was in a wide plot. A single storey extension was not acceptable to the family as the intended additional bedroom was for a child.

The planner referred to the supplementary report of updates to reports, which was circulated at the meeting, and included a summary of a letter of support from the neighbours at no 21 The Avenues and officer response to the sketch (which had been included in the presentation at committee) and the letter.

Discussion ensued in which the planner and the planning team leader (development) answered members' questions. A member commented that there would be some loss of sunlight at no 17 but that this would not be significant.

**RESOLVED** unanimously to approve application no 14/01798/F - 19 The Avenues, Norwich, NR2 3PH and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Brick samples to be submitted for approval;
4. Yew hedge along the east boundary to be retained;
5. All ground floor windows to the east elevation of the extension to be of obscure glazing;
6. Details of sustainable urban drainage.

Article 31(1)(cc) 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined above.

CHAIR