



**Planning applications committee**

**09:30 to 10:10**

**13 April 2023**

Present: Councillors Driver (chair), Sands (M), Bogelein, Champion, Grahame, Lubbock, Peek, Sands (S) and Young

Apologies: Councillors Davis, Stutely, Thomas (Va) and Thomas (Vi)

**1. Declarations of interests**

There were none.

**2. Minutes**

**RESOLVED** to approve the accuracy of the minutes of the meetings held on 9 March 2023.

**3. Application no 22/01341/F John Youngs Ltd, 24 City Road, Norwich NR1 3AL**

The planner (case officer) presented the report with the aid of plans and slides. The application was for the installation of a flue to service a biomass boiler. There had been two objections concerning noise from the fan and concerns about air pollution from emissions from the flue. The proposal would enable the applicant to burn their own waste and as the boiler and flue would be more efficient, reduce carbon emissions.

During discussion the planner and the planning team leader answered members' questions. Members were advised that the planning application had been assessed by the environmental protection team and was not considered to increase air pollution. The height of the flue was higher than the windows of houses in Terrace Walk and a significant distance from residential properties. Members also noted that no planning permission was required to replace the biomass boiler. The brick chimney would remain in place, with the flue beside it and it was subject to building control. The harm to the heritage assets (St Mark's Church and the Bracondale Conservation Area) was considered "negligible" because of the distances involved.

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

During discussion members noted that there was an existing biomass boiler and that with technological advances, the replacement boiler and flue would be more efficient than the current biomass boiler and brick chimney.

Councillor Driver (chair), ward councillor for Lakenham, said that he had never received any complaints about the operation of the use of a biomass boiler on this site. He considered the taller flue would provide cleaner air for residents and would be better for the environment.

A member commented that from his experience where a school had a biomass fuel boiler installed and it had increased pollutants, he would be concerned if the application was for the installation of a biomass fuel boiler without evidence to support it on environmental grounds. Another member said that she considered that the development management policy on air quality should be strengthened and that reports to the committee should contain more information on environmental issues.

A member referred to the duties of public authorities under the Natural Environment and Rural Communities Act 2006 and suggested that the air quality was monitored to protect residents and biodiversity. The planning team leader explained that there was already a biomass boiler in place and that a condition to monitor air quality would not meet the criteria for conditions set out in the National Planning Policy Framework (NPPF) or the council was required to do. She suggested that the applicant was issued with an informative to require that the installation of the flue was in accordance with the manufacturer's guidelines. During discussion members concurred with this proposal. Members considered that the Environment Agency or the appropriate agency would act if the biomass boiler and flue were not maintained or compliant.

**RESOLVED**, unanimously, to approve application 22/01341/F at John Youngs Ltd 24 City Road Norwich NR1 3AL and grant planning permission subject to the following conditions:

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

### **Informative**

The flue should be installed in accordance with the manufacturer's guidelines.

CHAIR