



PLANNING APPLICATIONS COMMITTEE

10am to 2.35pm

31 May 2012

Present: Councillors Bradford (chair), Sands (M) (vice-chair following election), Gee (during item 3 and left at the end of item 4), Howard, Kendrick, Lay, Little, Neale, Rogers, Sands (S) and Stonard

Apologies: Councillor Ackroyd

1. APPOINTMENT OF VICE CHAIR

RESOLVED, with 3 members voting in favour of Councillor Gee, and 5 members voting in favour of Councillor Sands (M), to appoint Councillor Sands (M) as vice chair for the ensuing civic year.

2. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 17 May 2012, subject the following amendment to item 4, Westlegate House, to delete the two references to £250,000.00 from the indented paragraph and the corresponding second bullet point of the resolution (1), and replacing with "£225,000.00" so that the second bullet point reads as follows:

"Payment of the sum of £225,000.00 for the provision of off-site affordable housing payable upon occupation of the 10th residential unit within the development scheme; and at the council's discretion the amount of up to £45,457.00 of the £225,000.00 may be expended upon public realm improvements within an 800m radius of the application site within a period of 5 years of the date of this permission, or five years from the date of payment of the £225,000.00 (whichever is the later) and thereafter if not spent, re-directed back to the provision of off-site affordable housing."

3. APPLICATION NO 12/00959/T GRASS VERGE SOUTH SIDE OF HUTCHINSON ROAD, NORWICH

The planner development presented the report with the aid of plans and slides. The site plans were circulated at the meeting. The planner referred to the supplementary report of updates for consideration which was also circulated at the meeting. The report contained details of the consultation response from the local highways authority and 3 further representations received from local residents objecting to the mast, together with the officer's response.

A local resident addressed the committee and outlined her objections to the application, which included health concerns and the proximity of the mast to people's houses and the school.

The planner referred to the reports and answered members' questions. The plan showing the applicant's consultation methodology as per the "traffic light model", which assigned the site as red, was displayed at the meeting. Another plan showing the 20 sites that the applicant had discounted was also displayed.

During discussion the planner referred to paragraph 15 of the report relating to paragraph 46 of the National Planning Policy Framework (NPPF) and advised members that the application must be determined on planning grounds only. Members were advised that the application was for prior approval and that the principal of the proposed mast was not an issue for this committee. Several members expressed concern about the public perception of health risks associated with telecommunications masts but were advised that addressing this should not be part of the determination of the application.

Discussion ensued in which members considered the appearance of the tower and its location and were advised that the height had been reduced and the cabinet would be partially obscured or softened by the existing trees, street furniture and boundary treatment of the adjacent school. Several members expressed concern that they could not determine the application because the slides used in the presentation did not provide sufficient information of the visual appearance of the proposed mast in the existing setting. It was therefore suggested that consideration of the item be deferred to allow individual members to visit the site, if they wanted to, and for the presentation to be updated. Members were advised that the telecommunications prior approval legislation requires that the application must be determined (and the decision notice with the applicants) within 56 days from the application received date or it would be deemed approved under permitted development rights.

RESOLVED to defer the determination of application no 12/00959/T Grass Verge South Side of Hutchinson Road, Norwich, for consideration at the meeting on 21 June 2012.

4. APPLICATION NO 12/00509/L CITY HALL, ST PETERS STREET, NORWICH, NR2 1NH

(See also item 6 below.)

The conservation and design officer presented the report with the aid of plans and slides. She explained that there was a typographical error in paragraph 12 of the report and that the reference to "external walls" should be replaced with "internal walls". She also advised members that the action required of the committee was to recommend the planning application to the National Planning Casework Unit for approval and the granting of the listed building planning consent. The recommendation in the report should therefore be amended accordingly.

During discussion members pointed out that the plans attached to the agenda were not of sufficient size to be viewed properly and it was suggested that the committee

undertook a site visit to get a better perspective of the issues raised by English Heritage and the Twentieth Century Society, and for clarification of the proposals.

(The committee undertook a tour of the lower ground, ground, second and third floors of City Hall, attended by officers. The deputy chief executive and the facilities and building maintenance manager also attended on behalf of the council as applicants.)

(Councillor Gee left the meeting at this point. The committee adjourned for a short break at 12.45pm to 1.15pm. The committee reconvened with all members present with the exceptions of Councillors Gee and Bradford.)

5. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE, JANUARY-MARCH 2012 (QUARTER 4, 2011-12)

(The vice chair was in the chair until Councillor Bradford was admitted to the meeting during this item and was in the chair for the remainder of the meeting.)

The planning team leader development presented the report and answered members' questions. Councillor Kendrick suggested that it would be beneficial to members if the performance report included information on the number of enforcement cases being dealt with by the service.

RESOLVED to:

- (1) note the report;
- (2) ask the head of planning services to incorporate statistics relating to planning enforcement into future reports on the performance of the development management service.

6. APPLICATION NO 12/00509/L CITY HALL, ST PETERS STREET, NORWICH, NR2 1NH)

(Continuation of item 4 above – discussion and determination)

The conservation and design officer referred to the report and the plans and answered members' questions. She explained that there had been extensive negotiations with English Heritage throughout the preparation of the application.

The chair invited the deputy chief executive to respond to questions from members regarding partner organisations moving into City Hall and the council's office accommodation strategy.

During discussion members welcomed the retention of City Hall as the council's headquarters. There was some concern that the retention of nibs and downstands where original walls were removed could be considered as pastiche. The conservation and design officer explained that this would ensure that the historic plan form of the building could still be "read".

RESOLVED to recommend to the National Planning Casework Unit that it approves application no. 12/00509/L and grants listed building consent, subject to the following conditions:-

1. Standard three year time limit;
2. In accordance with the drawings;
3. Prior to any works commencing a full photographic record of the areas affected by the works and plans of the existing building layout shall be submitted to the Local Planning Authority and the Norfolk Historic Environment Record;
4. Prior to any works commencing on the ground and first floors, further structural investigation is required on the ground and first floors. The results of these investigations and any subsequent works required are to be submitted to and agreed in writing by the LPA prior to works commencing;
5. Existing but redundant doors should be re-used where new doors are required. Three examples of each door type shall also be retained along with all redundant door furniture so that they are available for re-use in the future;
6. All historic signage (for example on doors) shall be retained in situ or re-used in an appropriate location to be agreed by the LPA in writing;
7. A schedule of repairs for both central stairwell windows is to be approved in writing by the LPA prior to the commencement of works to the stairwell windows;
8. A method statement for the protection of architectural features throughout the building is to be approved in writing by the LPA prior to the commencement of works and implemented during all phases of alteration and repair;
9. Details of all new sanitary fittings and all works of repair or alteration to existing WC rooms on the lower ground, ground, first and second floor are to be submitted and approved in writing prior to the commencement of works on each of these floors;
10. A lighting plan and details of new light fittings on the lower ground, ground, first and second floors are to be submitted and approved in writing prior to work commencing on each of the lower ground; ground; first and second floors;
11. Plans for the power and data arrangement, cable containment and mechanical services for the lower ground, ground, first and second floors should be submitted and approved in writing by the LPA prior to work commencing on the lower ground, ground, first and second floors;
12. Plans for the proposed floor finishes for the lower ground, ground, first and second floors should be submitted and approved in writing prior to work commencing on each of the lower ground, ground, first and second floors;

13. The design of the manifestation on the new glazed corridor doors should be submitted and agreed in writing by the LPA prior to the doors being installed;
14. Details of how the retained cornice to room 412 will be treated in relation to the proposed works are to be provided and approved by the LPA prior to works commencing;
15. All architectural fixtures and fittings are to be retained unless otherwise agreed in writing by the LPA. Original clocks are to be relocated where necessary and brought back into working order where practicable;
16. Any damage incurred as a result of the implementation of this consent shall be made good within three months of the completion of the works.

Informative:

1. The Fire Risk Assessment should be reviewed during the alterations and on completion of the scheme to comply with the requirements of the Chief Fire Officer.

(Reasons for approval:

It is considered that the public benefits of retaining City Hall as the local administrative centre, thereby keeping this grade II* listed building in its original use and the benefits brought about by the proposed enhancements will outweigh the less than substantial harm caused by the removal of some original internal walls throughout the building and some corridors on the ground and third floors. Mitigating measures have been taken to ensure that the original plan form can still be read wherever possible, that original flooring is retained beneath new floor surfaces where necessary, that original doors and other architectural features are retained and re-used wherever possible and that a thorough record of the building is made. Although the character and appearance of the building will be affected in certain parts of the building, in the most significant areas the appearance will not be harmed. The decision has been made with particular regard to the National Planning Policy Framework; policies ENV6 and EN7 of the East of England Plan 2008; policies 2, 5 and 11 of the Joint Core Strategy (March 2011) and saved policies HBE8, HBE9 and HBE12 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

**7. ENFORCEMENT CASE APPLICATION NO 11/00046/BPC/ENF - 43
MAGDALEN STREET, NORWICH**

The planning team leader (development) presented the report with the aid of plans and slides and answered members' questions.

RESOLVED to authorise enforcement action as it is expedient in the public interest to secure the removal of the unauthorised shopfront and either the installation of a similar shopfront to that removed or the implementation of the approved shopfront

(Application no10/01488/F) and undertake legal proceedings, including prosecution if necessary.

**8. PERFORMANCE OF PERFORMANCE OF THE DEVELOPMENT
MANAGEMENT SERVICE: APPEALS: 1 JANUARY 2012 TO 31 MARCH 2012**

The planning team leader development presented the report and answered members' questions. He pointed out that since the publication of the report the Planning Inspectorate had dismissed the applicants' appeals against the following applications: application no 11/00028/ADVT, St John's House, 33 King Street; application no 11/00028/ADVT, 7A Albion Way, Norwich, NR1 1WR; and application no 56 – 72 St Stephens Street, Norwich, NR1 3SL.

During discussion members suggested that the appeal decision (written report) from the Planning Inspectorate on the appeal for application no 11/01768/T, Bowers Avenue, should be circulated to members of the committee and ward councillors when it became available.

RESOLVED to note the report.

CHAIR