



Planning applications committee

09:30 to 10:40

9 June 2016

Present: Councillors Herries (chair), Driver (vice chair, following election), Ackroyd (substitute for Councillor Lubbock), Bradford, Button, Carlo, Henderson, Jackson, Malik, Peek, Sands (M) and Woollard

Apologies: Councillor Lubbock

1. Appointment of vice chair

RESOLVED to elect Councillor Driver as vice chair for the ensuing civic year.

2. Declarations of interest

There were no declarations of interest.

3. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 12 May 2016.

4. Application no 15/00833/F - 28 Mousehold Lane, Norwich, NR7 8HE

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

Discussion ensued in which the senior planner and planning team leader (development) (outer area) referred to the report and answered members' questions. The committee noted the Templemere Residents' Association concerns about surface water flooding and was assured that the installation of the bund would address the drainage issue and was supported by an engineer's report. Members requested that the works were implemented in a timely manner and it was agreed that the standard time limit could be varied to ensure that works were commenced within the next three to six months. The application regularised works already undertaken to prepare the site for development. It was likely that there would be further engineering works at the development stage.

A member pointed out that the issue of foul water drainage from the adjacent restaurant needed to be addressed but this was not part of the application for this site. Another member said that the site had flooded in 2014, but this was not frequent and had occurred when other parts of the city had also flooded. He considered that the development of this vacant site would be better for the residents of the adjacent Templemere site and therefore supported the application.

RESOLVED, unanimously, to approve application no. 15/00833/F - 28 Mousehold Lane, Norwich, NR7 8HE, and grant planning permission subject to the following conditions:

1. The temporary bund shall be installed within a period of six months;
2. In accordance with plans;
3. No development activities shall be carried out at the application premises without express consent from the local planning authority outside of the following hours:
 - before 07:00 hours and after 18:00 hours Mondays - Fridays;
 - before 08:00 hours and after 17:00 hours on Saturdays; and
 - not at all on Sundays or Public Holidays.

Informative:

1. Considerate construction;
2. The applicant is advised that contamination will be assessed as part of any future development proposal on site.
3. Proper care and consideration should be given to avoiding any harm to the existing boundary fences on the site during the works proposed as part of the current application.

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.

5. Application no 16/00381/F – 67 Melrose Road, Norwich, NR4 7PW

The planning assistant presented the report with plans and slides. She referred to the comments from the objectors and the Norwich Society and said that the scheme had been amended to reduce the width of the extension so there was an approximately 1.4 m gap between it and the adjacent property.

Discussion ensued in which the planning assistant referred to the report and answered questions. She explained that the comments from the Norwich Society had been summarised in the report and pointed out that the proposed extension was similar to an extension at the neighbouring property. No additional comments had been received in response to the amended plans.

RESOLVED, unanimously, to approve application no. 16/00381/F – 67 Melrose Road, Norwich, NR4 7PW 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, 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.

6. Application no 16/00570/F - 106 Trafford Road, Norwich, NR1 2QR

The planning assistant presented the report with the aid of plans and slides.

In response to a member's question, the planning assistant confirmed that the property comprised four self-contained flats. The proposed extension was to the ground floor flat and would not impede access to the side entrances to the two first floor flats.

RESOLVED, unanimously, to approve application no. 16/00570/F - 106 Trafford Road, Norwich, NR1 2QR 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.

7. Application no 16/00645/F - 1 Phillipa Flowerday Plain, Norwich, NR2 2TA

The planning assistant presented the report with the aid of plans and slides.

During discussion the planning assistant referred to the report and answered members' questions. He explained that this application for an extension was unlikely to set a precedent because the garden for this plot was larger than the neighbouring plots. The committee also noted that guttering would be incorporated into the extension and would not overhang the side alleyway. The existing garden wall, which had been put up by the householder, would be removed to make way for the extension, which would be slightly stepped into the plot, increasing the width of the alleyway. The committee also noted that the gate into the garden would be retained and that there was separate access to the garages.

The planning team leader (development) (inner) commented on a member's suggestion that a green roof should have been considered instead of a pitched roof and reminded members that they needed to consider the application before them. A green roof would have greater impact on the neighbouring properties than the proposed pitched roof, which complemented the design of the building.

RESOLVED unanimously, to approve application no. 16/00645/F - 1 Phillipa Flowerday Plain, Norwich, NR2 2TA, 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.

8. Enforcement Case 16/00028/ENF – 34-40 King Street, Norwich, NR1 1PD

The planning assistant presented the report with the aid of plans and slides.

During discussion the planning assistant and the planning team leader (development) (inner), referred to the slides to demonstrate the visual impact of the white UPVC windows as opposed to the grey aluminium windows that been removed and had less impact on the street-scene and detracted from the adjacent listed buildings. The white UPVC windows had been installed without planning permission and had it been sought officers would have insisted on aluminium windows. A member suggested that the windows could be painted grey but was advised that this was not a feasible option. Members were also advised that both the UPVC and aluminium windows met current thermal efficiency standards.

RESOLVED with 10 members voting in favour (Councillors Herries, Driver, Button, Carlo, Henderson, Jackson, Ackroyd, Malik, Woollard and Bradford), 1 member voting against (Councillor Sands) and 1 member abstaining (Councillor Peek) to authorise enforcement action to secure the removal of the unauthorised white PVCu windows and replacement with windows approved under application no 16/00358/F; including the taking of direct action that may result in referring the matter for prosecution if necessary.

CHAIR