

Report for Information

Report to Planning Applications Committee
21 April 2011

Report of Head of Planning Services

Subject Performance of the Development Management Service:
Appeals: 1st January 2011 to 31st March 2011
(Quarter 4: 2010 - 2011)

Item
6

Purpose

To report the performance on planning appeals to members of the Committee.

Recommendations

That the report be noted.

Financial Consequences

The financial consequences of this report are none.

Strategic Priority and Outcome/Service Priorities

The report helps to meet the strategic priority “Strong and prosperous city – working to improve quality of life for residents, visitors and those who work in the city now and in the future” and the implementation of the planning improvement plan.

Contact Officers

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Background Documents

None.

Report

1. On 31 July 2008 Planning Applications Committee considered a report regarding the improved working of the Committee which included a number of suggested changes to the way the Committee operates. In particular it suggested performance of the development management service be reported to the Committee and details of appeals provided.
2. This report is in relation to the Appeals aspect only of the service. Appendix 1a and 1b provide details of appeals lodged which are pending and determined. The paragraphs below attempt to briefly summarise the information.
3. It can be seen from Appendix 1a that there are seven planning appeals pending or awaiting decision. All seven are due to be determined by written representation. Two of the appeals were delegated officer decisions; five appeals were Committee decisions with four of these appeals being a Committee decision where members have refused planning permission contrary to the officer's recommendation.
4. The first of the four appeals which were refused contrary to the officer's recommendation is the application for the sub-division of curtilage of the property at 111 Newmarket Road for the erection of a four bedroom detached two-storey dwelling and double garage. The two reasons for refusing the application related to the creation of the access to the development which would involve the loss of part of an historic wall and the use of the access already in place would be detrimental to highway safety. Although not appearing in the Quarter 4 figures for 2010 to 2011, we have since received the Inspector's decision on this appeal which was made on 1st April 2011. The Inspector Allowed the appeal. The Inspector considered the two main issues to be the effect the proposed loss of part of the north-east garden wall to the appeal property would have on the character and appearance of the Newmarket Road Conservation Area; and the effect the proposed use of Kinver Close would have on highway safety. This appeal decision will be reported more fully to members in the report for Quarter 1 of 2011 -12.
5. The appeal in relation to 8 Redwell Street is for the application for the change of use from shop (Class A1) to drinking establishment (Class A4) with minor external alterations to create new fire exit. The reasons for refusing the application were that the proposal would have a detrimental impact on the character of the City Centre Conservation Area; the lack of a smoking shelter would have detrimental impact on the amenity of the area and highway safety; the proposal would create increased noise and activity on the site; there are inadequate servicing and refuse storage arrangements and due to a lack of an adequate acoustic assessment it was considered there was insufficient information to make a reasoned assessment of the proposal.
6. The two appeals for Stretton School at 1 Albemarle Road concern the removal of conditions which were granted to allow the use of the ground floor of the existing dwelling as a Nursery school and a later first floor extension to the

Nursery school building, for the benefit of Mrs. Y Barnett only. Upon her discontinuance of residence at the premises the use would be discontinued and revert back to its former use as a residential dwelling. The reasons for refusing the removal of the conditions application were that the continued use as a Nursery school would have a detrimental impact on the residential amenity in respect of noise and traffic congestion and the illegal parking of vehicles visiting the school at peak times; the Nursery school is out of keeping with the predominantly residential area; inadequate servicing provision for drop off / collection of children from the school and there was no Travel Plan submitted with the application.

7. You will see from Appendix 1b that there has been one appeal determined in Quarter 4 and The Planning Inspectorate has Dismissed the appeal. This appeal was a delegated officer decision.

Appendix 1a

Planning Appeals In Progress – Quarter 4: (1st January to 31st March) 2010 / 2011

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
10/00015/REF	APP/G2625/A/10/2133082/ WF	111 Newmarket Road Norwich NR2 2HT	Refusal of planning permission for sub-division of curtilage to accommodate the erection of a four bedroom detached two storey dwelling and double garage with access from Kinver Close.	30th July 2010	Written Representation	In Progress

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
10/00019/REF	APP/G2625/A/10/2138479/ NWF	31 St Stephens Road Norwich NR1 3SP	Refusal of planning permission for Change of use from shop (Class A1) to restaurant/cafe (Class A3) including the installation of an extraction flue system to the rear.	15th October 2010	Written Representation	In Progress
11/00020/REF	APP/G2625/A/11/2144752/ NWF	Store And Premises The Loke Dereham Road Norwich NR5 8QG	Refusal of planning permission for Demolition of commercial building and erection of 4 new dwellings.	21st January 2011	Written Representation	In Progress

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
11/00002/REF	APP/G2625/H/11/2145542	Toys R Us 75 - 95 Westwick Street Norwich NR2 4SZ	Refusal of advertisement consent for Display of 1 No. internally illuminated fascia sign.	3rd February 2011	Written Representation	In Progress
11/00011/REF	APP/G2625/A/11/2145533/ NWF	8 Redwell Street Norwich NR2 4SN	Refusal of planning permission for Change of use from shop (Class A1) to drinking establishment (Class A4) with minor external alterations to create new fire exit.	2nd February 2011	Written Representation	In Progress

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
11/00015/REF	APP/G2625/A/11/2146513/ NWF	Stretton School 1 Albemarle Road Norwich NR2 2DF	Refusal of planning permission for Removal of Condition 2 - The permission hereby granted shall operate for the benefit of Mrs Y Barnett only and on the discontinuance of her occupancy of the premises the use hereby granted shall be discontinued and the Council as Local Planning Authority hereby grants permission for the use of the said premises thereafter for residential purposes of	15th February 2011	Written Representation	In Progress

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
11/00015/REF (Cont'd.)			previous planning permission (App. No. 35678) 'The use of the ground floor of the existing dwelling as a Nursery School at 1 Albemarle Road'.			

Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
11/00016/REF	APP/G2625/A/11/2146511/ NWF	Stretton School 1 Albemarle Road Norwich NR2 2DF	Refusal of planning permission for Removal of Condition 4 - The permission hereby granted shall operate for the benefit of Mrs Y Barnett only, and on her discontinuance of residence at the premises, the use hereby permitted shall be discontinued. The premises shall then return to its former use as a residential dwelling of previous planning permission 09/00672/F 'First floor extension to	15th February 2011	Written Representation	In Progress

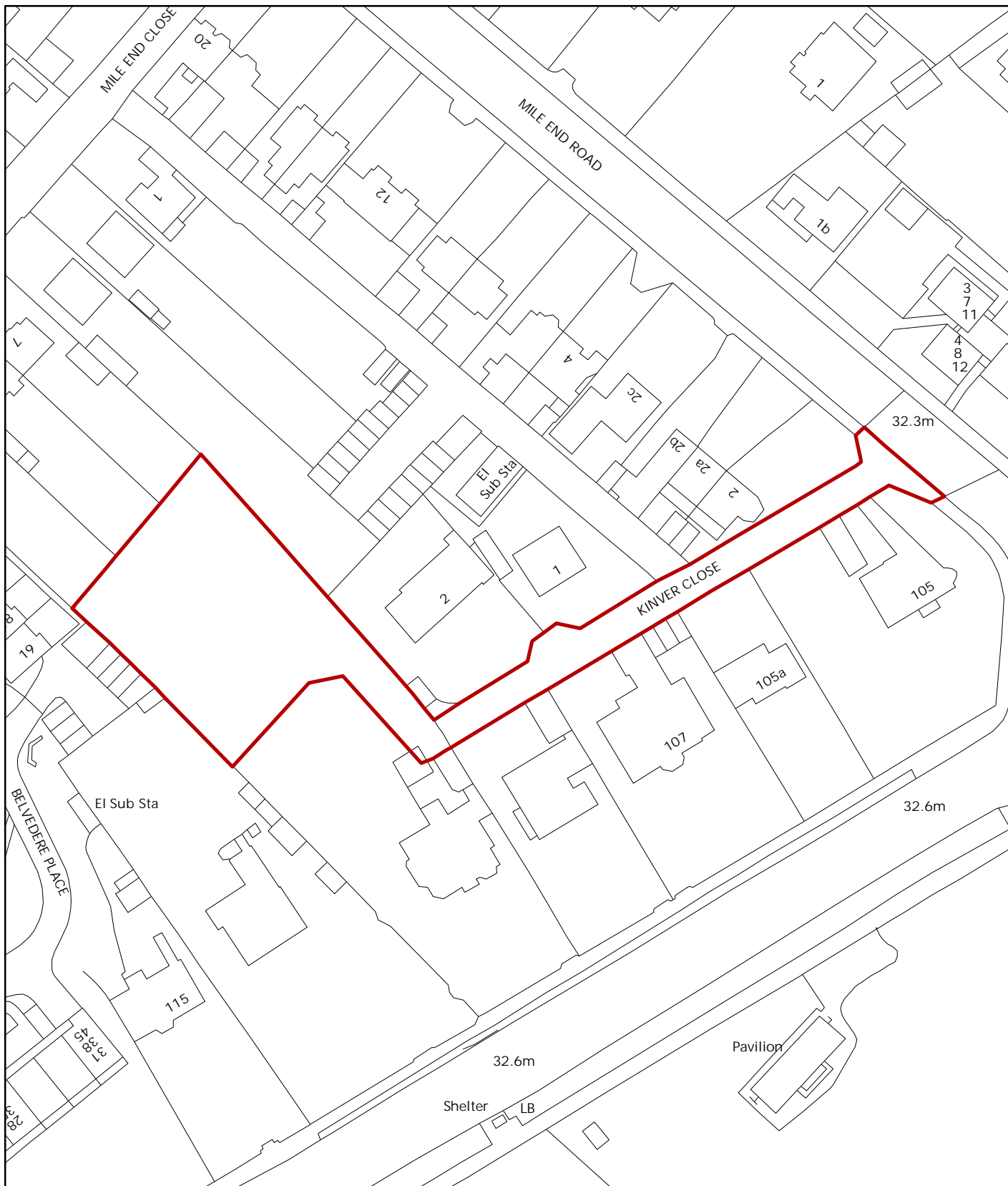
Appendix 1a

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
11/00016/REF (Cont'd.)			existing nursery school building to provide relocated staff room and office'.			

Appendix 1b

Planning Appeals Dismissed – Quarter 4: (1st January to 31st March) 2010 / 2011

Application Ref No	Planning Inspectorate Ref No	Address	Proposal	Date Appeal Valid	Type of Appeal	Decision
10/00021/REF	APP/G2625/D/10/214332	11 Heartsease Lane Norwich NR7 9NP	Refusal of planning permission for Conversion of garage and workshop to additional living accommodation including glazed link extension to dwelling.	26th November 2010	Householder Written Representation	Dismissed



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Planning Application No - 10/00563/F
Site Address - 111 Newmarket Road
Scale - 1:1,000



NORWICH
City Council

PLANNING SERVICES

