



PLANNING APPLICATIONS COMMITTEE

10.00 am – 1 pm

3 March 2011

Present: Councillors Bradford (chair), Gee (vice chair), Blower, Collishaw, Gee (to the end of item 5), Haynes, Lay (to the end of item 7), Little, Lubbock, Offord and Wright (J)

Apologies: Councillors Banham and Driver

1. MINUTES

RESOLVED to agree the accuracy of the minutes of the meeting held on 10 February 2011.

2. APPLICATION NO 10/02193/F LAND AT THE CORNER OF STAFFORD STREET AND BELVOIR STREET, NORWICH

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

Members were advised that there were a couple of errors in paragraph 18 of the report on page 72. The word “and” should be removed from the first sentence to read “The principle policy considerations are: harm from the loss of the zone N controlled permit parking and an assessment against saved local plan policy HOU13 for the provision of new housing”. The last sentence of paragraph 18 should also be removed. In relation to paragraph 20 of the report, the words “to which any significant weight can be given” should be inserted into the first sentence after the word “consideration” as follows:

“The proposals would increase pressure for on-street parking, however it is considered that this can only be a material consideration to which any significant weight can be given, where there are demonstrable safety issues that cannot be resolved by the introductions or enforcement of on-street parking controls.”

The senior planner said that a further representation had been received from a local resident which reiterated comments made during the consultation in relation to concerns of loss of parking and displacement of parking to neighbouring streets, pavements and other inappropriate parking. These issues had been addressed in the report.

A resident presented the chair with a petition on behalf of 43 residents in Heigham Street and 37 residents in Belvoir Street objecting to the proposals for housing

development and stating that: "The car park is a valuable community resource and we do not want to lose it". Houses had been demolished in the 1970s to create the car park and it was a community asset.

Two residents then addressed the committee with their objections for the proposal and said that residents did not park inconsiderately; concern about safety and lack of parking spaces for support staff and visitors and refuting the suggestion that the car park was underused. Concern was also expressed about the consultation. Councillor Stephenson said that she supported affordable housing in principle but was concerned that such a large number of residents in Heigham Street and Belvoir Street had objected to the loss of this car park and the impact that it would have on residents' parking and safety.

The agent provided clarification on the public consultation event and said that invitations had been sent out two weeks before the event to local residents. He referred to the report and said that the replacement trees would contribute to the street scene.

The senior planner referred to the report and pointed out that the council's executive (cabinet) had resolved to dispose of the site. There were significant local, regional and national policies that supported the provision of affordable housing but no policies to support the retention of a car park and that its loss was only material on safety grounds.

Discussion ensued in which members considered whether there was sufficient evidence on the usage of the car park. Members also considered whether two of the car park spaces on the development site could be reserved for disabled people. The solicitor pointed out that if the development went ahead the land would be private land and not under the direct control of the council. Therefore any traffic regulation order would depend on the owner and could not be enforced. Members also discussed the use of the car park by visitors using the facilities at the community centre.

Councillor Little moved and Councillor Lay seconded that the determination of this application should be deferred to a future meeting to enable officers to collate further evidence on the usage of the car park and consider the safety concerns.

RESOLVED with 8 members voting in favour (Councillors Bradford, Gee, Blower, Collishaw, Haynes, Lay, Little and Offord) and 2 members voting against (Councillors Lubbock and Wright) to defer determination of application no 10/02193/F Land at the corner of Stafford Street and Belvoir Street, Norwich, to a future meeting to enable further monitoring of the car park over a period of a week, to include day time, evenings and weekend use, and to consult with St John's Infant School about the use of the car park by parents dropping off and collecting children from the school.

3. APPLICATION NO 10/02194/F PAY AND DISPLAY CAR PARK ORCHARD STREET, NORWICH

The senior planner (development) presented the report with the aid of plans and slides and answered members' questions. Members were advised that a number of representations had been received and these were detailed in the report.

RESOLVED, with 9 members voting in favour (Councillors Bradford, Gee, Blower, Haynes, Lay, Little, Lubbock, Offord and Wright) and one member voting against (Councillor Collishaw) to approve Application No (10/02194/F Pay And Display Car Park Orchard Street Norwich) and grant planning permission, subject to the signing of a S106 agreement to secure the children's play space contribution and the following conditions:

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Provision of the lay-by for short term public parking prior to first occupation;
4. Provision of the tree protection barrier to the west of the site in accordance with the arboricultural implications assessment and tree protection plan;
5. Provision of the sheds, parking areas and refuse storage areas prior to first occupation;
6. Submission of a landscaping scheme including:
 - hard and soft landscaping details including site frontages and communal areas including details of all boundary treatments;
 - details of site lighting;
 - details of implementation and the future management and maintenance of the landscaped areas;
7. Details of bricks, tiles, solar panels, timber cladding and large scale sections through the eaves of a mono-pitch and dual pitched roof;
8. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination;
9. Provision and ongoing operation of the solar thermal panels.

The following informative notes should be appended to any consent::

1. Residents of the new flats will not be eligible for parking permits;
2. Considerate construction and timing to prevent nuisance;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

(Reasons for approval: The decision has been made with particular regard to PPS1, PPS3, PPS4, PPS9, PPS25, PPG13, policies ENV7, T8, T14 and WM6 of the adopted East of England Plan and saved policies NE9, HBE12, HBE19, EP1, EP12, EP18, EP20, EP22, HOU6, HOU13, HOU18, SR3, SR7, TRA3, TRA7, TRA8, TRA9, TRA10 and TRA11 of the adopted City of Norwich Replacement Local Plan.

It is considered that the loss of the car park and its redevelopment for housing would be consistent with planning policy. The replacement short stay parking is considered to overcome any negative impact on local businesses from customers who may have previously used the Car Park. It is considered that the redevelopment of the site for housing would provide for the efficient and sustainable use of the site. Visually the proposals will be a vast improvement over the existing car park, the proposals will complete the perimeter block and the breaking up of the massing and a more irregular, but coherent, street frontage will help the development to engage better with the street and provide a softer edge. Within the context of a tight knit urban location, it is not considered that the proposals would result in any significant loss of amenity to neighbouring properties and neither would the proposals be overbearing in the context of adjacent dwellings. Subject to the conditions imposed and the S106 agreement to secure the children's play space contribution the proposals are considered to be acceptable and in line with development plan policy.)

4. APPLICATION NO 11/00062/F 44A BRANKSOME ROAD, NORWICH NR4 6SW

The planner (development) presented the report with the aid of plans and slides. An additional letter had been received from the adjacent residents which reiterated their objections as stated in a letter dated 3 February 2011 and expressing concern about the proposal being detrimental to the visual amenity of their house and garden.

Residents of the two neighbouring properties then addressed the committee outlining their objections to the proposal. (A further letter of representation, together with a plan and photograph, was circulated at the meeting.)

The planner referred to the report and said that some of the issues raised were not material planning considerations but were matters for building control. The solicitor advised members that land ownership was a civil matter. The applicant had confirmed ownership of the site.

RESOLVED, with 9 members voting in favour (Councillors Bradford, Gee, Blower, Haynes, Lay, Little, Lubbock, Offord and Wright) and one member abstaining (Councillor Collishaw) to approve Application No 11/00062/F, 44a Branksome Road, Norwich, and grant planning permission, subject to the following conditions:

1. Standard time limit;
2. Development in accordance with the submitted plans;
3. Facing and roofing materials to match
4. Prior to the commencement of any development, a detailed arboricultural method statement shall be submitted detailing the specifications and methodology of the proposed extension foundations in relation to the boundary hedge.
5. Compliance with the Arboricultural Method Statement
6. Prior to the commencement of any development and throughout the development, the garden trees identified on DWG No 12.10/02 should be protected to the extend of their root protection area.

(Reasons for approval: The decision has been made with particular regards to saved policies HBE12 and EP22 of the adopted City of Norwich Replacement Local Plan.

Having considered relevant policy and other material considerations, it is considered that the extension is of good design and will not have an adverse impact on the neighbouring properties. Subject to conditions ensuring the protection of the trees and hedges on site, the proposals will not have any significant arboricultural implications.)

(Councillor Gee left the meeting at this point.)

5. APPLICATION NO 10/02224/F LAND ADJACENT TO AND WEST OF 8 HURRICANE WAY, NORWICH

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

RESOLVED, subject to the submission of a drawing showing the tracking details of a HGV lorry being able to enter and exit the site in forward gear, to approve Application No. 10/02224/F Land Adjacent to and west of 8 Hurricane Way, Norwich, and grant planning permission, subject to the following conditions:

1. Commencement of development within three years.
2. Submission and approval of a noise management plan prior to occupation.
3. Restriction of hours of operation: 08:00 – 18:00 Mon.-Fri., 08:00-13:00 Saturdays and no use on Sundays or Bank Holidays.
4. Restriction of maximum height of open storage on southern part of site to be no more than 1.5 metres and no more than 2.5 metres on the rest of the site
5. Container to be painted green prior to occupation.
6. Implementation to be in full compliance with AIA and AMS submitted.

(Reasons for approval: The decision to grant planning permission has been taken having regard to Saved Local Plan Policies EMP4, EMP12, EP22, NE2 and TRA8 of the City of Norwich Replacement Local Plan, Adopted Version November 2004 and to all material considerations. The use of the site for open storage and associated ancillary assembly would be an acceptable use of the site within this Employment Area and subject to conditions, the use would not be significantly detrimental to the residential amenities of the nearby residents by way of noise disturbance.)

6. APPLICATION NO 10/02082/F GARAGES ADJACENT TO 53 VALE GREEN, NORWICH

The senior planner (development) presented the report with the aid of plans and slides and answered members' questions. A further letter of representation had been received from a neighbouring resident who had previously made representations which were detailed in the report, requesting a locking gate at the start of the alley which leads to the back of the properties between the site and no 53 Vale Green. Members were advised that this was covered in paragraph 27 and that the agent had agreed to amend the plans to provide for a gate at the start of the alley. The provision of a gate would allow for a locking mechanism to be in place, although it was likely that the particular details of this would need to be agreed between the applicants and existing residents who have an access off the alley.

During discussion Councillor Collishaw said that she considered that the quality of the design was poor. Councillor Lubbock said that she welcomed the energy efficiency and high level of sustainability of the proposed development and that its residents would benefit from lower energy bills.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Blower, Haynes, Lay, Little, Lubbock, Offord and Wright) and one member abstaining (Councillor Collishaw) to approve application no 10/02094/F Garages adjacent to 53 Vale Green, Norwich and grant planning permission, subject to the following conditions:

1. Commencement of development within three years.
2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings.
3. Details of car parking, cycle storage, bin stores.
4. Details of scheme for Arboricultural Method Statement; arboricultural site monitoring.
5. Compliance with AIA and Tree Protection Scheme implemented prior to commencement.
6. Retention of tree protection.
7. Details of Landscaping, planting and site treatment works.
8. Landscape maintenance.
9. Details of noise reduction joinery/glazing.
10. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
11. Details of biodiversity enhancements.
12. Drawing numbers.

(Reasons for approval: The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising footpath links in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The decision has been made with particular regard to PPS1, PPS3, PPG13 and PPG24 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE9, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

The following informative notes should be appended to any consent::

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;

3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.
5. Advising on Anglian Water assets.

(Councillor Lay left the meeting at this point.)

7. APPLICATION NO 10/02195/F GARAGES ADJACENT TO 100 SLEAFORD GREEN, NORWICH

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

RESOLVED to approve Application No 10/02195/F, Garages Adjacent to 100 Sleaford Green, Norwich and grant planning permission, subject to:

- (1) the completion of a satisfactory S106 agreement to include the provision of contributions to street trees and children's play provision, and,
- (2) the following conditions:
 1. Commencement of development within three years.
 2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings.
 3. Details of car parking, cycle storage, bin stores, access road.
 4. Details of scheme for Arboricultural Method Statement; arboricultural site monitoring.
 5. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement.
 6. Retention of tree protection.
 7. Details of Landscaping, planting and site treatment works.
 8. Landscape maintenance.
 9. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
 10. Details of biodiversity enhancements.
 11. Drawing numbers.

(Reasons for approval: The development of 8 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising on street parking in the area. The scheme is also achieved without prejudice to the future potential to enhance the use and security of Pointers Field. The scheme is laid out to enable replacement trees and planting around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The proposal also provides for appropriate contributions to meet tree planting and child play needs in the area. The decision has been made

with particular regard to PPS1, PPS3, PPG13 and PPG24 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE4, NE9, SR7, TRA5, TRA6, TRA7 and TRA8 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

The following informative notes should be appended to any consent::

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.
5. Investigation for Second World War bomb craters.

**8. APPLICATION NO 10/02196/F GARAGES IN FRONT OF 216 - 246
BOWERS AVENUE, NORWICH**

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

RESOLVED to approve Application No 10/02196/F Garages in front of 216 - 246 Bowers Avenue Norwich and grant planning permission, subject to subject to:

- (1) the completion of a satisfactory S106 agreement to include the provision of contributions to sustainable transportation improvements, street trees and children's play provision, and
- (2) the following conditions:-
 1. Commencement of development within three years
 2. Details of Facing and Roofing Materials; Boundary treatment, walls and fences; external lighting; solar panels and fixings
 3. Details of car parking, cycle storage, bin stores, access road
 4. Details of scheme for Arboricultural Method Statement; arboricultural site monitoring
 5. Compliance with AIA, AMS and Tree Protection Scheme implemented prior to commencement
 6. Retention of tree protection
 7. Details of Landscaping, planting and site treatment works
 8. Landscape maintenance
 9. Provision of renewable energy sources.
 10. Site contamination investigation and assessment to be carried out and if contamination is found a scheme of remediation and mitigation to be agreed and carried out. Should during development, contamination not previously identified be found development is to cease pending details to deal with contamination.
 11. Details of biodiversity enhancements.
 12. Drawing numbers.

(Reasons for approval: The development of 15 affordable dwellings would contribute to the promotion of affordable housing in Norwich. The proposed development, subject to conditions, would be well integrated with the surrounding development in form and layout and would make good use of this brown field site. The scheme provides adequate parking and servicing space and makes proposals for rationalising on street parking in the area. The scheme is laid out to retain existing trees around the site and also allows potential for further landscape and biodiversity enhancement to improve the amenity of the area. The scheme also provides for appropriate contributions to meet tree planting, transportation improvements and child play needs in the area. The decision has been made with particular regard to PPS1, PPS3 and PPG13 policies ENV7, T14, H2 and WM6 of the adopted East of England Plan and saved policies EP1, EP18, EP22, HOU13, HBE12, HBE19, EP22, NE4, NE9, SR7, TRA5, TRA6, TRA7, TRA8 and TRA11 of the City of Norwich Local Plan (Adopted Version 2004) and to all material planning considerations.)

The following informative notes should be appended to any consent:

1. Considerate construction and timing to prevent nuisance;
2. An asbestos survey should be carried out;
3. Materials removed from site should be classified and disposed of at suitable licensed facilities;
4. Site clearance to have due regard to minimising the impact on wildlife.

9. RESPONSE TO PLANNING INSPECTORATE: APPEAL AT 8 REDWELL STREET, NORWICH NR2 4SN. (THORPE HAMLET WARD)

The planning development manager presented the report and circulated a supplementary report at the meeting.

RESOLVED that the statement of case of Norwich City Council be sent to the Planning Inspectorate as the formal view of Norwich City Council, planning application committee members.

10. RESPONSE TO PLANNING INSPECTORATE: APPEALS AT STRETTON SCHOOL, ALBEMARLE RD, TOWN CLOSE WARD

The planning development manager presented the report and circulated a supplementary report at the meeting.

RESOLVED that the statement of case of Norwich City Council be sent to the Planning Inspectorate as the formal view of Norwich City Council, planning application committee members.

CHAIR