



Planning applications committee

10:00 to 10:25

12 August 2021

Present: Councillors Driver (chair), Button (vice chair), Carlo (substitute for Councillor Grahame), Champion, Giles, Lubbock, Maxwell, Peek, Sands (M) and Stutely

Apologies: Councillors Bogelein, Everett, Grahame, Thomas (Va)

1. Declarations of interests

Councillor Peek declared an other interest in item 3 (below), Application no 21/00679/U at 457 - 465 Dereham Road, Norwich, in that he was a regular user of the car wash.

2. Minutes

RESOLVED to approve the accuracy of the minutes of the meeting held on 8 July 2021.

3. Application no 21/00679/U at 457 - 465 Dereham Road, Norwich

The planner (case officer) presented the report with the aid of plans and slides. The assessment of this planning application had taken into consideration the revised National Planning Policy Framework (issued on 20 July 2021). A supplementary report of updates to reports had been circulated to members before the meeting and comprised a summary of three further representations from residents and confirmation that the car wash staff would have access to facilities inside the building.

The planner, together with the area development manager and the planning team leader, referred to the report and answered members' questions. Environmental health officers had not objected to the opening hours proposed by the applicant despite the proximity to residential properties. Members were advised that there were existing commercial activities on the site without any restriction on hours and therefore these activities were not possible to control through the planning process. The hours of operation were considered appropriate for this location. Members

noted that a late night refreshment licence would be required for the take away to serve food after 23:00. The applicant's intention was that the car wash would close at 17:00 when the take away restaurant would open. There was no planning control to require the car wash to close and potentially there could be an overlap in the operation of the two businesses.

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

During discussion a member said that it was likely to be only two to three customers between 23:00 and midnight. There would be two separate businesses on the site which had previously been a busy service station. The success of these businesses could attract other commercial activities to this underdeveloped site. Members took into consideration that an application for late night refreshments would be subject to administration under the Licensing Act and that it was not possible to implement environmental enhancements or limit the hours of use of other activities on the site outside the "red line" delineating this planning application.

Councillor Lubbock opposed the grant of planning permission for this application because of the impact on residential amenity; that it was contrary to policy DM24 and that the hours of operation should be restricted to 23:00 given its proximity to residential properties.

RESOLVED with 9 members voting in favour (Councillors Driver, Button, Peek, Sands, Chamberlain, Maxwell, Giles, Stutely, Carlo) and 1 member voting against (Councillor Lubbock) to approve application 21/00679/U at 457 - 465 Dereham Road and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Restrict opening hours for the public (no access between 24:00 and 17:00)
4. Specified fume extraction scheme to be installed (details to be submitted)
5. Provision of cycle parking and bin storage

Informatives

1. Contamination

CHAIR