

## Planning Applications Committee: 10 February 2022

### Updates to reports

**Application:** 20/015791/F

**Address:** The Children's Centre, 40 Upton Road

**Item no:** 4(a)

**Pages:** 17-53

Representations:

Two further letters of representation have been received. One from a person with a historical family connection to the property, supporting the application for the reasons as summarised below.

- With this planning application, there is opportunity to bring the Eaton Grange building back to its former glory.
- Whether it is sympathetic building materials or the removal of the 1950s building that was built onto the side of the Eaton Grange building like a barnacle, this planning application will allow the beauty of our local treasure to stand out.
- The proposal for a butterfly garden to commemorate the famous scientist Margaret Fountaine is another beautiful touch. It is no surprise that Historic England are happy for this proposal to be approved.
- Over the last few years I have watched as this heritage asset has sat vacant and become a magnet for flytipping and vandalism.
- Energy efficiency and sustainability have been placed at the heart of the design. Every car parking space will have EV charging infrastructure installed, thermal building fabric will be used, wastewater recovery systems are included and solar PVs are proposed.
- 16 new trees and wildflowers will be planted to make Eaton a greener place. That is good for local air quality too.
- I believe this brownfield site is in a sustainable place for development with bus routes and shops just down the road.
- The application is policy compliant, will preserve our local heritage and allow Norwich to become a greener city.

A second representation raises issues relating to on street parking on Unthank Road and the need to extend any Traffic Regulation Order to restrict parking on this narrower section of road over a greater length, beyond Coach House Court.

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**Application:** 21/00636/F

**Address:** 11 Normans Buildings

**Item no:** 4(b)

**Pages:** 55-83

A copy of a members briefing document provided on behalf of the applicant to committee members has been submitted to officers for information.

The document restates and emphasises points already made within their submission and within the officer report and does not introduce any new information at this point.

Representations:

A further representation has been received raising concerns that the application has not been accompanied by a Fire Statement as required by the Planning Practice Guidance, due to the proposed building being for educational accommodation of 7 or more storeys high.

*Planning officer response –*

The requirements were introduced through the Town and Country Planning (Development Management Procedure and Section 62A Applications) (England) (Amendment) Order 2021 through the insertion of a new article 9A which requires the provision of a fire statement for applications for specific high rise residential buildings.

This follows the Grenfell Tower fire on 14 June 2017 and a subsequent government commissioned independent Review of Building Regulations and Fire Safety. As a result, there is a requirement for a developer to submit a fire statement setting out fire safety considerations specific to the development. The Health and Safety Executive were also established as a statutory consultee for such relevant planning applications.

The proposed building due to its height, number of storeys and proposed use as educational accommodation would qualify as a relevant building. However, it is clear in the guidance that such requirements only apply to applications for planning permission made on or after 1 August 2021. The application in question was made to the council on 6 May 2021 and therefore pre-dates the time when the submission of a fire statement became a requirement, and the revised legislation does not allow such requirements of a developer to be made in retrospect.

However, comments relating to fire safety matters have been provided by Norfolk Fire and Rescue Service in June 2021 and then again in response to the amended plans in August 2021 in which they do not raise any objections providing the proposal meets the necessary requirements of the current Building Regulations which covers matters such as cladding and insulation and fire performance and access to the building for firefighting personnel, fire mains and hydrants. The comments of Norfolk Fire and Rescue Service are contained in paragraph 42 and 43 on page 66 of the committee report.

In response to the comments raised, officers suggest that the provision of details in relation to fire safety issues that are relevant to land use planning (and which would have been required within a fire statement) could be secured through a planning condition. Such a condition should cover fire safety design principles, concepts and standards and may require details on matters such as: -

- Characteristics of external wall systems,
- Resident safety information including the approach to evacuation,
- Any use of automatic suppression systems,
- Information on accessible housing/units,

- Fire service site plan, including emergency road vehicle access provisions, siting of appliances and fire personnel access points, location of water hydrants, dry and wet risers, lifts and evacuation assembly points.
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**Application:** 21/01530/F

**Address:** Telephone Box outside 1 Brigg Street

**Item no:** 4(c)

**Pages:** 95-108

Documentation supplied by the applicants suggest that BT will be able to collect environmental data from the proposed street hub. Members requested that environmental data collected by the hubs could be shared with the council. We therefore propose that a condition is added should consent be granted requiring that the applicant shares data collected on air quality, pedestrian movements, traffic and other environmental features with the council.

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**Application:** 21/01606/F

**Address:** Telephone Box St Swithins Road

**Item no:** 4(d)

**Pages:** 109-122

Documentation supplied by the applicants suggest that BT will be able to collect environmental data from the proposed street hub. Members requested that environmental data collected by the hubs could be shared with the council. We therefore propose that a condition is added should consent be granted requiring that the applicant shares data collected on air quality, pedestrian movements, traffic and other environmental features with the council.