



**PLANNING APPLICATIONS COMMITTEE**

**10.15am to 12.30pm**

**5 June 2014**

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt, Button, Gihawi (substitute for Councillor Sands (S)), Grahame, Jackson, Little, Neale (from item xx only)

Apologies: Councillors Sands (S) and Brociek-Coulton

**1. DECLARATION OF INTERESTS**

There were no declarations of interest.

**2. MINUTES**

**RESOLVED** to approve the minutes of the meeting held on 8 May 2014.

**3. APPLICATION NOS 14/00324/F LAND TO THE REAR OF 39 UNTHANK ROAD, NORWICH**

The senior planner (development) presented the report with the aid of plans and slides. She referred to the supplementary report of updates to reports which summarised two further representations objecting to the proposal and one letter of representation in support.

Three local residents addressed the committee and outlined their objections to the proposed development which included the following concerns: harm to the conservation area and the loss of privacy and residential amenity; access through a single driveway and related increase in noise from vehicles, pedestrians and light pollution from the beam from vehicle headlights; and potential damage to the mature beech trees. The committee was requested to undertake a site visit.

A resident then spoke in support of the application and explained that as a former councillor she had visited the applicant and considered that the proposal did not encroach into other gardens, was efficient use of the site and would not be visible from the road. She also considered that the beech trees would be protected and that the sedum roof and appropriate landscaping would improve the appearance of the coach house.

The applicant explained that 39 Unthank Road had been his residence since the early 1970s and that the site to the rear had been purchased in 1998. The coach house was listed but was not of significant architectural value. There was no loss of green space or amenity and the trees would be protected. His immediate neighbour at no 37 had not objected to the proposals.

Discussion ensued in which the senior planner referred to the report and answered members' questions. The committee sought reassurance about the roof-light and was advised that it could be opened for ventilation and was located above a landing area. The glass could be conditioned to be obscure glazed. The glass could be conditioned to be obscure glazed.

**RESOLVED**, unanimously, to approve:-

(1) Application No 14/00324/F at land to the rear of 39 Unthank Road and grant planning permission, subject to the following conditions:-

1. Standard time
2. In accordance with the submitted plans and details
3. Prior to commencement - detailed plans/specification to be submitted and approved; external lighting (including restrictions on lighting to the access), all external joinery (including roof lights), sedum roof construction/management, soffit cross-section, rain water goods.
4. Roof light to be obscure glazed.
5. Material samples/details of lime render mix.
6. Details of all tree protection measures/mitigation
7. Detailed landscaping scheme/hard surfaces/bio-diversity enhancements
8. Implementation of access and parking arrangements prior to first occupation
9. PD rights removed – fences/out buildings/extensions/roof alterations/insertion of windows

(2) Application No 14/00332/L at land to the rear of 39 Unthank Road and grant listed building consent, subject to the following conditions:

1. Standard time
2. Details of mortar/brick type where repairs to coach house /boundary wall are necessary
3. Details of any replacement slates.

#### **4. APPLICATION NO 14/00388/F 137 UNTHANK ROAD NORWICH NR2 2PE**

The planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report of updates to reports and apologised that there was an incorrect statement in the report under Housing supply relating to sui-generis HMOs was not relevant to the assessment of the planning application.

During discussion the senior planner referred to the report and answered members' questions.

**RESOLVED** unanimously to approve Application No 14/00388/F at 137 Unthank Road) and grant planning permission, subject to the following conditions:-

1. Standard time limit;
2. In accordance with the approved plans;
3. The layout of the retail and café elements shall be in strict accordance with drawing 1180.52 rev B;
4. The rear external sales area to be conditioned to the hours of 0800 and 1900 seven days a week with the remainder of the unit to hours of 06:30 and 23:00 seven days per week;
5. Details of landscaping to the forecourt area, including cycle storage and parking as well as surface water drainage measures;
6. Details of boundary treatment to the south boundary including noise suppression qualities;
7. Details and samples of external materials including render colour, colour of the shop, window colour, roof material, rainwater goods, solar panels and the balcony material and colour;
8. Details of mechanical extraction and air handling units;
9. No demolition during March to September (inclusive);
10. Works to cease if contamination found during construction, until a remediation strategy is agreed;
11. Water efficiency measures to meet code level 4.

**5. APPLICATION NO 14/00396/F LITTLE TIMBERS, 2 SOUTH PARK AVENUE, NORWICH, NR4 7AU**

The planner (development) presented the report with the aid of plans and slides. He referred to a further representation and the officer response which was summarised in the supplementary report of updates to reports, circulated at the meeting.

The chair said that he could not permit the showing of a video submitted by one of the objectors; however, he was prepared to admit a couple of slides submitted by one of the speakers.

Three local residents addressed the committee and outlined their objections to the proposal, which included concern about increased traffic and lack of parking; the proximity to three schools and concerns about child safety; and that a HMO would be detrimental to the amenity of the area. The committee was asked to consider that the current planning permission for a family home was more appropriate use of this site and undertaking a site visit.

The applicant said she had rented out the property to up to seven people and had not received any complaints. She intended to rent out the new property to groups of students and that very few of them owned cars, so parking would not be a problem.

The planner referred to the report and responded to the issues raised by the speakers. The proposal was for a small house in a mixed use area, with a public house and the schools. Members were advised that there was congestion when children were dropped off or collected from school by parents and mini-buses. The

highways officers considered that this proposal was acceptable and would not generate more traffic.

During discussion the planner together with the planning development manager answered members' questions. Members were advised that there was a large back garden to the property but three parking spaces were considered reasonable for as modest dwelling for eight occupants. It was noted that the committee knew the area and did not require a site visit.

**RESOLVED** with 6 members voting in favour (Councillors Bradford, Gayton, Blunt, Graham, Jackson and Little), 2 members voting against (Councillors Ackroyd and Gihawi) and 1 member abstaining (Councillor Button) to approve Application No 14/00396/F Little Timbers 2 South Park Avenue and grant planning permission, subject to the following conditions:-

1. Time limit.
2. In accordance with the approved plans.
3. Submission of samples.
4. Details of proposed finished floor levels and existing ground levels.
5. Details of hard and soft landscaping (including the retention of the existing hedges.
6. No occupation until the car parking area has been laid out and made available for use.
7. Submission of details of water conservation measures.
8. In accordance with the tree protection plan.
9. No site clearance during the bird nesting season.
10. Removal of permitted development rights for outbuildings/extensions.

#### Article 31(1)(cc) 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 above.

### **6. APPLICATION NO 14/00269/F 240 HALL ROAD, NORWICH, NR1 2PW**

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

During discussion and at the chair's discretion, the applicant explained that there was a 0.9m gap down the side between the fence and the side of the proposed building. The planning development manager referred to paragraph 18 of the report and said there was access from the front to the rear of the building for bin storage. There was no access to the site from the rear of properties in Cecil Road.

**RESOLVED**, unanimously, to approve application No 14/00269/F (240 Hall Road) and grant planning permission, subject to the following conditions:-

1. Standard time limit (3 years)

2. In accordance with plans
  3. Details of external facing materials
  4. Details of:
    - a) Car parking
    - b) Bin store
    - c) Cycle store
    - d) External amenity areas
- Provision prior to occupation*
5. Water conservation

#### Informatives

1. CIL
2. Refuse and recycling bins
3. Vehicle crossover
4. Permeable hardstanding to parking forecourt
5. Street naming and numbering

#### Article 31(1)(cc) 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 14/00574/F 510 EARLHAM ROAD, NORWICH, NR4 7HR**

The planner (development) presented the report with the aid of plans and slides. She pointed out that there would be obscure glazing on any windows facing the adjacent property.

A local resident addressed the committee and expressed his concern that the development could potentially become a house in multiple occupation, impacting on the character of the area, and that there was inadequate parking in the vicinity.

The planner referred to paragraph 14 of the report and said that the proposal was for a four bedroom house. Members were advised that planning permission was not required in order to change a C3 dwelling into a C4 house in multiple- occupation with 6 or fewer unrelated occupants.

**RESOLVED** unanimously to approve application number 14/00574/F for 510 Earlham Road and grant planning permission, subject to the following conditions:

1. Standard 3 year time limit.
2. In accordance with plans.
3. Materials to match.
4. Side-facing upper-floor windows to be obscure glazed and non-opening except 1.7m+ above floor level.

(Councillor Neale was admitted to the meeting during the above item but did not take part in its deliberation.)

**8. APPLICATION NO 14/00509/F 2A KINGSTON SQUARE, NORWICH, NR4 7PF**

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

**RESOLVED** unanimously to approve application number 14/00509/F for 2A Kingston Square and grant planning permission, subject to the following conditions:

1. Standard 3 year time limit.
2. In accordance with plans.
3. Materials to match.

Informative:

The applicant is encouraged to carry out works between October – March to avoid disrupting roosting bats. In any case, if bats are discovered, the applicant should cease work and contact a qualified ecologist or Natural England for advice.

**9. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE, JAN-MAR 2014 (QUARTER 4, 2013-14)**

The planning development manager presented the report. He explained that there had been intermittent problems with the planning public access module. In response to a member's question he confirmed that an automated response was generated to acknowledge comments on planning applications.

Members also discussed ways in which the committee could be informed of the outcome of planning applications which were determined under delegated powers by the head of planning services.

**RESOLVED** to note the report.

**10. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE: APPEALS: 1 JANUARY TO 31 MARCH 2014 (QUARTER 4 2013 - 14)**

The planning development manager presented the report and referred to the supplementary report updating members on the progress of appeals, which was circulated at the meeting. He answered members' questions on the appeals process and that there were a number of appeals outstanding which would be reported to the committee in due course.

**RESOLVED** to note the report.

**11. PERFORMANCE OF THE PLANNING ENFORCEMENT SERVICE, JAN-MAR, 2014 (QUARTER 4, 2013-14)**

**RESOLVED**, having considered the report of the head of planning services, to note the report.

**12. THE CHAIR AND COMMITTEE MEMBERS**

**RESOLVED** to record the committee's gratitude to:

- (1) Councillor Bradford who was chairing his last meeting of the committee and had been its chair since May 2006, for his contribution to the committee and noting that he will continue to serve the committee as a member in the next civic year;
- (2) the following members or former councillors who were standing down from the committee: Councillors Little and Sue Sands; and Jo Storie, for their contribution to the work of the committee.

CHAIR