



PLANNING APPLICATIONS COMMITTEE

9.30am to 11am

25 July 2013

Present: Councillors Bradford (chair), Gayton (vice chair), Ackroyd, Blunt, Button, Grahame, Jackson, Little, Neale, Sands (M) (substitute for Councillor Sands (S)) (from item 4) and Storie

Apologies: Councillors Brociek-Coulton and Sands (S)

1. DECLARATION OF INTERESTS

There were not declarations of interest.

2. MINUTES

RESOLVED to approve the minutes of the meeting held on 4 July 2013.

3. APPLICATION NO 13/00540/F 214 NEWMARKET ROAD, NORWICH, NR4 7LA

The planner (development) presented the report with the aid of plans and slides. Members were advised that the reference to the number of dwellings in paragraph 27 of the report should be amended to “four” not “three”, and that with the proposed bungalow the total number of new dwellings would increase to five.

During discussion the planner answered members’ questions. She explained that the council’s natural areas officer had been consulted and that the conditions were in place to mitigate against disturbance to non-protected species, including gaps in fencing to allow for hedgehogs to move across the site. The planner also referred to the report and answered questions on highway safety and access to the site and confirmed that there was plant already on site which would be used for the construction of the bungalow.

RESOLVED, unanimously, to approve application no 13/00540/F at land to rear of 214 Newmarket Road, and grant planning permission, subject to the following conditions:-

1. Standard time limit
2. In accordance with plan
3. Approval of external facing materials

4. Landscaping condition – including permeable paving, replacement tree planting and boundary treatments
5. Refuse collection arrangements to be agreed
6. Compliance with AIA
7. Mitigation and enhancement measures for biodiversity
8. No removal of vegetation during bird nesting season
9. Water conservation
10. Stop work if unidentified archaeological features revealed

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.

4. APPLICATION NO 13/00860/F – 181 COLLEGE ROAD, NORWICH, NR2 3JD

(Councillor Sands was admitted to the meeting during this item.)

The planner (development) presented the report with the aid of plans and slides. The applicant had submitted a light and shade survey which was displayed to members and summarised in the supplementary report of updates to reports, which was circulated at the meeting. Members were also advised that the supplementary report summarised a representation received from the Norwich Society.

A representative of the owner of 179 College Road addressed the committee and outlined her objections to the extension which would obscure light filtering through the trees and spoil the ambiance in the back garden because of its scale.

The applicant said that the extension would not be viewed from College Road and would relocate the kitchen and living area away from the party wall with 179. The provision of the modern rear extension was for private family use.

Discussion ensued in which the planner and the planning development manager answered members' questions. A member expressed concern about the design of the extension, its height and footprint. The supplementary report outlined the response to the light and shade survey which showed that there was a minor negative impact on the neighbouring property. A pitched roof would increase overshadowing. Members were advised that with regard to planning policy HB12, a contemporary solution was appropriate and that style was down to individual taste as the extension would only be visible from the rear gardens.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Graham, Little, and Storie), 1 member voting against (Councillor Jackson) and 2 members abstaining (Councillor Neale and Councillor Sands, who had not been present for the entire item) to approve application 13/00860/F at 181 College Road and grant planning permission, subject to the following conditions:

1. Standard time limit
2. In accordance with plans

Informative:

It would appear that the proposed relocated office/shed would require planning permission. You can regularise the structure by applying for planning permission or alternatively if you consider the office to be permitted development you could apply for a certificate of lawful proposed development.

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

5. ENFORCEMENT CASE 12/00146/UCU/ENF – 6 NELSON STREET, NORWICH, NR2 4DN

The environmental protection officer presented the report with the aid of plans and slides, and answered members' questions on the evidence to support a change of use to provide takeaway hot food from the premises.

RESOLVED, unanimously, to authorise enforcement action to secure the cessation of the unauthorised hot food takeaway (class A5) use including the taking of direct action including prosecution if necessary.

6. ENFORCEMENT CASE 13/00080/CONSRV/ENF – 33 GROSVENOR ROAD, NORWICH, NR2 2PZ

The environmental protection officer presented the report with the aid of plans and slides.

Discussion ensued in which the environmental protection officer and the conservation and design officer, together with the planning development manager, answered members' questions. Members were advised that the owner of the property would be aware that the house was in a conservation area and subject to an article 4 direction relating to the replacement of windows on the primary elevation. Members noted that the householder had replaced the windows to match those of the attached terraced house, which had been installed before the article 4 directive.

RESOLVED with 10 members voting in favour (Councillors Bradford, Gayton, Ackroyd, Blunt, Jackson, Little, Neale, Sands (M) and Storie) and 1 member voting against (Councillor Graham) to authorise:

- (1) enforcement action to ensure the replacement of the installed uPVC casement windows, subject to the following condition:

The replacement windows must be appropriately designed and installed, to be similar in appearance to the sliding sash windows that were replaced.

- (2) the taking of direct action and or prosecution, if necessary, to ensure the windows are replaced by ones more appropriate to the setting of the locally listed building and Heigham Grove Conservation Area.

**7. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE,
APRIL TO JUNE 2013 (QUARTER 1, 2013-14)**

The planning development manager presented the report and answered members' questions.

During discussion members referred to the government's announcement that councils regarding designation and noted the importance of ensuring that the council did not breach the 30% minimum percentage for the determination of major planning applications. A member suggested that the council considered additional resources to ensure that designation was avoided.

RESOLVED to note the report.

**8. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE,
APPEALS: 1 APRIL TO 30 JUNE 2013 (QUARTER 1 2013-14)**

The planning development manager presented the report and answered members' questions.

A member referred to application no 12/01120/VC, Reads Mills, King Street, and asked for an update on the provision of the moorings and public access at a future meeting. The planning development manager said that the variation of the S106 agreement had not been part of the applicant's appeal. The council had powers to enforce to ensure that the mooring was provided.

RESOLVED to:

- (1) note the report;
- (2) ask for an update report on the Reads Mill application at a future meeting.

CHAIR