



PLANNING APPLICATIONS COMMITTEE

10.00 a.m. – 3.30 p.m.

13 November 2008

Present: Councillors Bradford (Chair), Llewellyn (Vice-Chair), Banham, Collishaw, Driver, Lay, Little (S), Lubbock and Stephenson

Apologies: Councillors Bearman and George

1. DECLARATIONS OF INTEREST

Councillor Driver declared a personal and prejudicial interest in item 10, Application No 08/00961/F – Southgate House, Southgate Lane, as a friend of the applicant.

Councillors Llewellyn, Stephenson and Little declared a personal interest in item 18, Application No 08/01018/f – 116 St Clement's Hill as the applicant was a fellow Councillor and member of the Green Group.

2. MINUTES

RESOLVED to approve the accuracy of the minutes of the meeting held on 23 October 2008,

3. APPLICATION NO 08/00980/U – 58 PRINCE OF WALES ROAD

The Planning Development Manager said that following the publication of the report further responses had been received to the consultation. It was important to address the issues raised in these comments and therefore it was proposed that a revised report should be considered at the next meeting.

RESOLVED to defer consideration of this application and consider a revised report at the next meeting of the Committee on 11 December 2008.

4. APPLICATION NO 07/010427/O – LAND AT DOWDING ROAD, TAYLORS LANE AND DOUGLAS CLOSE

The Senior Planner (Development - Outer) presented the report with the aid of slides and plans. The recommended condition 2 should be amended to delete 'layout and scale' which were not reserved matters. Two further conditions were recommended relating to a survey on bats and one on reptiles and amphibians. The applicant had originally provided an outdated flood risk assessment, to which the Environment

Agency had objected. A new one had been provided and the comments from the Environment Agency were still outstanding. Members were advised that there was no indication where affordable housing would be sited on the development but that officers were advising that it would be spread across the site.

Three residents then addressed the Committee outlining their objections to the proposals. These included loss of amenity, concern about existing former RAF properties, access, lack of consultation, adoption of the road and concerns about future maintenance and confusion over road names.

The agent then addressed the Committee in support of the application and responded to the issues raised. There were no plans to demolish existing buildings, the developers were open to ideas about the management of the green open spaces, the tennis courts were owned privately, the developers had undertaken to pay a sum towards the adoption of the road by residents had rejected this offer.

The Planning Development Manager explained that there had been consultation on a previous application for this site but as the responses related to a different proposal were not taken into consideration for this application. Standards letters of consultation had been sent out in relation to this application. The Solicitor to the Council advised members that the statutory consultation had been complied with.

Discussion ensued. Councillor Collishaw said that she knew the site quite well and that it was untidy and in need of redevelopment. She expressed concern that the development would be too close to the airport and that noise could be a problem. The design matched existing buildings.

Councillor Driver moved and Councillor Bradford seconded that in order to make a decision members needed further information and proposed that consideration of the application be deferred pending a site visit.

RESOLVED, with 6 members voting in favour (Councillors Driver, Bradford, Banham, Lay, Llewellyn and Stephenson), 2 members voting against (Councillors Little and Lubbock) and 1 member abstaining (Councillor Collishaw) to:-

- (1) defer consideration of Application No 07/010427/0 – Land At Dowding Road, Taylors Lane and Douglas Close to the next meeting of the Committee (11 December 2008) pending a site visit to be arranged later in the meeting;
- (2) notify all interested parties of the arrangements for the site visit.

(Members subsequently agreed to hold the site visit on Monday, 8 December 2008 at 2.00 p.m.)

5. APPLICATION NO 08/00823/O – LAND AND BUILDINGS REAR OF AND INCLUDING 293 – 293A AYLSHAM ROAD

The Senior Planner (Development – Outer) presented the report with the aid of slides and plans and, together with the Planning Development Manager, answered members' questions.

During discussion members generally welcomed the mixed use of the site which was considered to be in need of redevelopment. It was suggested that the residential

units for over-55s should be well designed and oriented towards the street to add to the street scene, complimenting St Catherine's Church and the library building.

RESOLVED to approve Application No 08/00823/O – Land and Buildings Rear of and Including 293 – 293A Aylsham Road and grant planning permission subject to:-

(1) to the signing of a S106 by 6 December 2008 to include the following:

1. Affordable Housing as required by HOU4 and the Affordable Housing SPG.
2. Open Space and Play Space Contributions in accordance with policies SR4, SR7 and the Open Space and Play Space SPD.
3. Provision and management of Public Open Space (land to remain in private ownership).
4. Transportation matters in line with policies TR10 and TR11 and the transportation contributions SPD:
5. Library contributions as required by HOU6.
6. Payment to promote traffic regulation order.

(2) appropriate conditions to include the following:

1. Standard outline time limit;
2. Reserved matters shall relate to the Appearance, Landscaping, Layout, Scale of the proposed development;
3. Submission of a landscaping details, including all hard and soft treatments, also including lighting plans and the provision of offsite landscaping on highway land;
4. Landscaping to be maintained and any new trees/shrubs lost to be replaced;
5. Submission of an Arboricultural method statement;
6. Scheme for the provision and implementation of surface water drainage to be submitted;
7. Scheme for the provision and implementation of foul water drainage to be submitted;
8. Scheme for the provision and implementation of pollution control to be submitted;
9. All surface water from the car park to be passed through a petrol/oil interceptor;
10. Scheme to manage contamination to be submitted;
11. Scheme for water, energy and resource efficiency measures to be submitted;
12. Details for the provision of 10% of the sites energy from decentralised and renewable or low carbon sources;
13. Scheme for provision of sufficient capacity in the public sewerage system to meet the needs of the development to be submitted;
14. Details and specifications for all plant and machinery to be submitted;
15. Submission of a Waste management plan;
16. Submission of a servicing management plan, including details of proposed delivery times;
17. Submission of full details of cycle storage;
18. Submission of a fire strategy including details for the provision of fire hydrants;

19. Vehicular access to be constructed to Norfolk County Council Specification;
20. No gates shall be erected across the access unless otherwise agreed with the Local Planning Authority;
21. Servicing, turning areas to be provided prior to first occupation;
22. Scheme for drainage measures to prevent surface water run-off onto the highway;
23. Detailed scheme for off-site highway improvements including the right turn ghost island;
24. Off site highway improvement works referred to in condition 24 shall be completed prior to first occupation;
25. Construction traffic management plan to be submitted;
26. Construction traffic is to comply with the details of the construction traffic management plan agreed.

(Reasons for approval:-

Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are inline with the provisions of the Development Plan. The proposal would result in an appropriate and satisfactory form of development that would enhance this site. As such, the proposal would comply with Policies HBE 12, HBE 19, EMP1, EP1, EP 16, EP 18, EP 20, EP 22, HOU 1, HOU6, HOU 13, TRA 6, TRA 7, SR4, SR7, SR12 and NE9 of the City of Norwich Replacement Local Plan Adopted Version, November 2004 and policy ENG1 of the East of England Plan, Adopted May 2008.

The proposal is considered to make more efficient use of the land by introducing additional housing and provide sustainable development in line with policy guidance within PPS1 and PPS3. It is also considered that the proposals would enhance this part of the City and improve the buildings relationship with the surrounding public realm.)

- (3) delegate authority to the Head of Planning and Regeneration Services to refuse the permission if the S106 is not completed prior to 6 December 2008 for the following reason:

In the absence of a legal agreement or undertaking relating to the provision of affordable housing, children's play provision, public open space, transportation contributions and education contributions the proposal is contrary to saved policies SR7, SR4, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan.

6. APPLICATION NO 08/00864/F – SHOEMAKER PUBLIC HOUSE, 40 EARLHAM WEST CENTRE

The Senior Planner (Development – Outer) presented the report with the aid of slides and plans and, together with the Planning Development Manager, answered members' questions. Members were advised that in order to comply with condition 14 of the proposed conditions the applicants were proposing to install solar panels. The approval of the solar panels would be included in an amended condition 4. The roofing materials were subject to prior approval by condition and would be of a high specification, suitable for a residential property.

The agent responded to a member's question and said that the developers had been advised to include a central access point to the site following discussions with Highways and Transport Planners.

Discussion ensued and members welcomed the proposals. Members were advised that there were other public houses in the vicinity.

RESOLVED to approve Application No 08/00864/F – Shoemaker Public House, 40 Earlham West Centre and grant planning permission subject to:-

- (1) the signing of a S106 agreement to include the following:
 1. Open space and play space contributions in line with policy requirements.
 2. Transportation contributions as detailed in the planning obligations section above.
- (2) appropriate conditions to include the following:
 1. Commencement within 3 years;
 2. Submission of samples of materials
 3. Boundary treatment;
 4. Prior approval of details:-
 - Roof, eaves and verge, water goods;
 - Windows, doors, décor panels;
 - Rainwater harvesting;
 - Solar panels.
 5. Surface water disposal;
 6. Surface water - maintenance scheme;
 7. Pollution prevention;
 8. Surface water drainage;
 9. Cycle/refuse storage provision details
 10. Landscaping planting and site treatment scheme;
 11. Maintenance of landscaping;
 12. Details of external lighting;
 13. Trees;
 14. Details for the provision of 10% of the sites energy from decentralised and renewable or low carbon sources.

(Reasons for approval:- The recommendation has been made with regard to saved policies HBE12, EP22, HOU6, HOU13, HOU18, SHO14, SHO15, SHO21, SR7, TRA6, TRA7, TRA8, TRA10 and TRA11 of the adopted City of Norwich Replacement Local Plan, policies T14, WM6 and ENV7 of the East of England Plan

and PPS1, PPS3 and PPS17 and all other material considerations and it is considered that the proposal is acceptable.

The proposed layout and design takes account of the relationship with adjacent buildings and uses and would be consistent with the relevant policies contained in the Replacement Local Plan. The requirements for transport infrastructure improvements created by the development and for off site tree works can be adequately secured through a legal agreement between the Applicants and the Local Planning Authority.

The proposal is considered to make more efficient use of the land by introducing additional housing and provide sustainable development in line with policy guidance within PPS1 and PPS3. It is also considered that the proposals would enhance this part of the City and improve the buildings relationship with the surrounding public realm.)

7. APPLICATION NO 08/00172/O – LAND NORTH SIDE OF WINDMILL ROAD

The Team Leader (Development – Outer) presented the report with the aid of slides and plans, and answered members' questions.

The agent said that the requirement for the development to provide 10% of the energy needs of the development via decentralised renewable or low-carbon sources would be a minimum standard as it was expected that a much higher energy efficiency standard would be achieved.

RESOLVED to approve Application No 08/00172/O – Land North Side of Windmill Road and grant planning permission subject to:-

- (1) a planning obligation (s106) relating to the provision of affordable housing at 30%, a transport contribution and a children's play space contribution:
- (2) the following conditions:-
 1. Standard outline time limit
 2. Submission of reserved matters - appearance, landscaping, layout, scale
 3. Precise details of access, parking, cycle parking and bin storage
 4. Details of works, gradient and surface treatment to Windmill Road
 5. Details of boundary treatments to all site boundaries, reflecting the change in levels, and implementation timetable
 6. Archaeological condition
 7. Requirement to provide at least 10% of the energy needs of the development via decentralised renewable or low-carbon sources
 8. Provision of access, parking, cycle parking before first use of the development
 9. Landscaping (hard and soft), submission of details, implementation and maintenance
 10. Surface water drainage details to be submitted and agreed prior to the commencement of development

(Reasons for approval: Appropriate arrangements are considered achievable for access to the site and the layout and design of the future development. The density of the proposed development is considered appropriate in relation to the surrounding existing development. The provision of amenity space on site is likely to be

acceptable. The site is easily accessible to local shops and facilities and the proposed improvements to Windmill Road will enhance this accessibility. The proposal is considered, subject to details, likely to enhance the character and appearance of the surrounding area and would provide a range of types and sizes of housing. Therefore, subject to the provision of affordable housing on site and contributions towards transport improvement and child play space and to the imposition of appropriate conditions, the development is considered acceptable.

The proposal is therefore considered to meet the relevant criteria of PPS1, PPS3, PPG16, East of England Plan 2008 policies ENG1, WM6 and ENV7 and saved Replacement Local Plan 2004 policies HBE4, HBE12, HBE19, HOU6, HOU13, EP22, SR7, TRA5, TRA6, TRA7 and TRA11 and all material considerations.)

8. APPLICATION NO 08/00833/F – LAND BETWEEN ST HELEN’S WHARF AND BARRACK STREET

The Team Leader (Development – Inner) presented the report with the aid of slides, plans and diagrams showing the construction and materials of the proposed bridge, and together with the Planning Development Manager, answered members’ questions. Members were advised that cyclists would be encouraged to dismount and push bicycles across the bridge. The developers had also incorporated a strip along the bridge for pedestrians to stand on to view the river. The bridge would be navigable by boats that could pass through Bishopbridge Bridge. LED lighting would be integral to the construction of the bridge. Members did express concern about the fact that the bridge would be ‘white’ and that this would be difficult to maintain. The bridge would be maintained by the applicants. Members also considered the safety of the bridge and the use of fine gauged mesh to stop people climbing on the railings.

Councillor Lubbock suggested that additional signage was required so that cyclists and pedestrian were aware of the new route.

RESOLVED to approve Application No 08/00833/F – Land Between St Helen’s Wharf and Barrack Street and grant planning permission subject to the following conditions:-

1. Commencement within 3 years;
2. Details of materials and finishes to be approved (timber, steel mesh and colour of structural steelwork;
3. Prior approval of details(bollards);
4. Archaeological Condition;
5. Method of dealing with Japanese Knotweed;
6. Timing of vegetation clearance (for birds);
7. Felling using reasonable avoidance measures (for bats):
8. Bat box scheme on riverside trees:
9. Details of lighting:
10. Position and specification of the proposed CCTV cameras;
11. Adherence to Arboricultural Impact Assessment;
12. Compensatory Tree Planting on south bank.

(Reasons for approval:- The decision to grant planning permission has been taken having regard to saved policies CC8, HBE3, HBE8, HBE12, HBE 19, EP 12, TRA

14, TRA 15, NE 7 and NE 9 of the City of Norwich Replacement Local Plan (Adopted November 2004) and all material considerations.)

9. APPLICATION NOS 08/00866/F – DEPOSITORY BUILDING, PART LION HOUSE AND PART SEYMOUR HOUSE, MUSPOLE STREET

The Senior Planner (Development – Inner) presented the report with the aid of plans, slides and aerial pictures. Two further letters of representation had been received since the report was written. One from a resident in Duke Street who had viewed the amended plans and reiterated concerns over the loss of light, loss of privacy, disruption from construction works and impact on the character of the rear yard to the Duke Street properties. A further letter had been received from a resident on Muspole Street raising concerns over the lack of mixed uses on the site, lack of car parking and that the development generally lacked imagination and ambition. The report addressed most of these issues. The site had been allocated for housing only and there was no policy to support mixed use on this site. The provision of parking was in line with Local Plan policy.

A member of the public then addressed the Committee outlining his objections to the scheme. His office currently overlooked a single storey building which would if the scheme was agreed be replaced by a four storey building, resulting in loss of light. Most of the houses in Duke Street were let and the owners might not have been aware of the consultation.

The agent then addressed the Committee outlining the benefits of the scheme in meeting local housing needs. The new properties would be set further back from the rear gardens of the Duke Street properties. She expressed concern that agreement on the planning obligations might not be completed by 26 November 2008 as stipulated in the officers' recommendations.

Members welcomed the sustainable development and that it would contribute to the streetscene in Muspole Street. Members considered that there should be some flexibility if agreement could not be reached on the S106 contributions by 26 November 2008.

RESOLVED to approve Application No 08/00866/F – Depository Building, Part Lion House and Part Seymour House, Muspole Street and delegate authority to the Head of Planning and Regeneration Services to approve planning permission:-

- (1) subject to no new material planning issues being raised by consultees by 26 November 2008 and subject to the completion of a S106 agreement by the 26 November 2008 to include the provision of affordable housing, contributions to child play space, open space, transport and education ;
- (2) the following conditions:
 1. Standard time limit;
 2. Phase 2 not to be implemented prior to phase 1;
 3. Submission of samples of bricks (including details of the brick bond), roof tiles, metal cladding and tile cladding;
 4. Full details and colour of metal roofing, glass balustrade, render, timber cladding, rainwater goods, ground floor grilles to cycle and car parking areas;

5. Full details and large scale drawings of timber porches, windows, doors, access gate, balconies and north lights;
 6. Landscaping scheme to include hard and soft landscaping, external lighting and all boundary treatments;
 7. Scheme of landscape maintenance;
 8. Full details for the provision of 10% of the sites energy from renewable or low carbon sources;
 9. Provision of historic interpretation boards on the site;
 10. Submission of archaeological evaluation, mitigation, assessment, analysis and achieving;
 11. Contamination conditions;
 12. Minimum finished floor levels set to 3.7mAOD;
 13. Scheme for water, energy and resource efficiency measures to be submitted;
 14. A scheme for the provision and implementation of foul drainage;
 15. Submission of a fire strategy including the provision of fire hydrants and dry risers;
 16. Cycle and refuse storage to be provided prior to first occupation.
- (2) where the S106 is not completed prior to 26 November 2008 delegate authority to the Director of Regeneration and Development to extend the deadline;
- (3) where the S106 is not completed satisfactorily within an agreed timeframe that delegated authority be given to the Head of Planning and Regeneration Services to refuse planning permission for the following reason:
1. In the absence of a legal agreement or undertaking relating to the provision of affordable housing, children's play provision, public open space, transportation contributions and education contributions the proposal is contrary to saved policies HOU4, SR7, SR4, TRA11 and HOU6 of the adopted City of Norwich Replacement Local Plan.

(Reason for approval:- The recommendation has been made with regard to the provisions of the development plan, so far as material to the application including policies of the adopted East of England Plan Regional Spatial Strategy, saved policies of the adopted City of Norwich Replacement Local Plan, relevant Planning Policy Guidance, Planning Policy Statements, Supplementary Planning Guidance and Supplementary Planning Documents.

Having considered all of the above and other material planning considerations it is considered that subject to the conditions listed and the contents of the S106 agreement that the proposals are an appropriate redevelopment of a central Brownfield site in a sustainable manor which would enhance the surrounding Conservation Area. In terms of neighbour amenity, on balance, it is considered that when weighed against the other merits of the development as a whole, the impact would not be so detrimental to make the application unacceptable.)

RESOLVED to:-

- (1) delegate authority to the Head of Planning and Regeneration Services to approve Application No 08/00867/C and grant Conservation Area Consent

subject to the approval of planning permission 08/00866/F and the following conditions:

1. Standard time limit;
2. Contracts for the redevelopment of the site to be in place prior to any demolition of the site;
3. Schedule of repair of adjacent buildings to be retained;
4. The recording of the historic door on the east elevation of the derelict single storey building to east of the site.

(Reasons for approval:- The recommendation has been made with regard to the provisions of saved policy HBE8 of the adopted City of Norwich Replacement Local Plan, PPG15 and other material planning considerations, it is considered that subject to the conditions listed and the redevelopment of the site the demolition is acceptable.)

(2) where planning permission 08/00866/F is refused, delegate authority to the Head of Planning and Regeneration Services to refuse Conservation Area Consent for the following reason:

1. In the absence of acceptable and detailed plans for the redevelopment of the site, the demolition of all those buildings identified to be demolished would have a negative impact on the character of the surrounding Conservation Area and as such the proposal is considered to be contrary to the objectives of saved policy HBE8 of the adopted City of Norwich Replacement Local Plan and PPG15.

10. APPLICATION NO 08/00961/F – SOUTHGATE HOUSE, SOUTHGATE LANE

(Councillor Driver having declared an interest left the room for this item.)

The Planner (Development) presented the report with the aid of slides and plans, and together with the Planning Development Manager, answered questions. One further letter of representation had been received from the Norfolk Landscape Archaeology Society were happy that their concerns could be dealt with by condition.

A member of the public addressed the Committee with her concerns about the density of the development and the traffic implications. Councillor Fairbairn, Ward Councillor for Lakenham Ward, also addressed the Committee, objecting to the development on the grounds of density and pointed out that affordable housing was being provided in the new development at Foulger's Opening.

The agent responded on behalf of the applicant. There was sufficient room in the grounds to provide 5 parking spaces and cycle storage.

Discussion ensued in which members regretted the loss of a large family house but appreciated that it would provide accommodation for single people. Members noted that there was parking on the site and that residents would not be eligible for permit parking.

RESOLVED to approve Application No 08/00961/F – Southgate House, Southgate Lane and grant planning permission subject to the following conditions:-

1. Standard time limit.
2. Development to be in accordance with Arboricultural Implications Assessment.
3. Details of cycle parking, bin stores and car parking to be agreed.
4. Detail of treatment of south east elevation with regards to quoin work.
5. Samples of bricks, tiles, external joinery and rainwater goods to be agreed.
6. Details of mortar, eaves, ridges and brick bond to be agreed.
7. Archaeological investigation, evaluation and mitigation measures.

(Reasons for approval:- The proposed change of use and development is not considered to have an adverse affect on the residential character of the surrounding area, existing facilities or on highway safety, by virtue of the low increase in residential density resulting from the proposal. The proposed change of use and development is therefore considered to be in accordance with saved policies HOU13 and HOU18 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).

The proposed development is considered to have adequate provision of space for outdoor amenity, secure cycle storage, bin storage and car parking on site by virtue of the land around Southgate House available. The proposed development is therefore considered to be in accordance with saved policies HOU13, HOU18, TRA6 and TRA7 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).

The proposed development is not considered to have an adverse affect on the character of the Conservation Area or the character of the locally listed building, by virtue of the removal of an unsympathetic extension and proposed extensions that are sympathetic to the existing built form through design, massing, shape and form. The proposed development is therefore considered to be in accordance with saved policies HBE8 and HBE9 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004), policies ENV6 and ENV7 of the East of England Plan (May 2008) and Planning Policy Guidance 15.

The proposed development is not considered to have an adverse affect on either the amenity of neighbouring residential dwellings or the trees on site, by virtue of the fact the development is located at an adequate distance from both neighbouring properties and the trees on site respectively. The proposed development is therefore considered to be in accordance with saved policies EP22 and NE3 of the City of Norwich Replacement Local Plan, Adopted Version (November 2004).)
(Councillor Driver was readmitted to the meeting at this point.)

11. APPLICATION NO 08/00853/F – 31 GROVE WALK

The Planning Team Leader (Outer) presented the report with the aid of slides and plans, and answered questions.

Councillor Stephenson referred to the loss of trees and requested that planning permission should be granted subject to a condition on replacement planting of the trees.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Llewellyn, Banham, Driver, Lay, Little, Lubbock and Stephenson) and 1 member abstaining (Councillor Collishaw) to approve Application No 08/00853/F – 31 Grove Walk and grant planning permission subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. Replacement of trees.

(Reason for approval: The decision is made with regard to policies ENV7 of the East of England Plan and HBE12 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The extension will not be adverse to the visual or residential amenities of the locality, nor will it be detrimental to the character of the area as a whole.)

12. APPLICATION NO 08/00096/F – SITE OF FORMER START-RITE SHOES LTD, CROME ROAD

The Senior Planner (Development) presented the report with the aid of slides, plans and aerial photographs. He explained that individual allotment holders had not been informed of the application and following conversations with Councillor Brociek-Coulton (Executive Member and Ward Councillor for Sewell Ward) letters had been delivered by hand. Two responses had been received and these were circulated to members of the Committee at the meeting.

Councillor Brociek-Coulton then addressed the Committee and referred to the lack of consultation with allotment holders and praised the Director of Regeneration and Development and the Green Spaces Manager in ensuring that letters were hand delivered to all allotment holders with allotments adjacent to the site. She requested that the developers be contacted regarding the construction traffic in the area, particularly at peak times. The developers had agreed to replace dormer windows with velux windows in response to neighbouring residents' concerns.

During discussion it was suggested that the Chair wrote to the developers to advise them of the Ward Councillor's concerns relating to the construction traffic. Members expressed concern that the allotment holders had not been adequately informed about the proposed amendment to the planning permission.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Llewellyn, Banham, Driver, Lay, Little, Lubbock and Stephenson) and 1 member abstaining (Councillor Collishaw) to approve Application No 08/00096/F – Site of Former Start-Rite Shoes Ltd, Crome Road and grant planning permission subject to:-

- (1) subject to a revision to the s106 agreement relating to 05/00569/F to ensure that the requirements imposed on the original permission remain in force (if considered necessary);
- (2) the following conditions:-
 1. Standard time limit.
 2. All conditions of previous permission reference 05/00569/F to apply where still relevant, including conditions relating to boundary treatment, bin storage, materials, landscaping and roads, parking areas and footpaths.

3. Development to ensure that at least 10% of its energy requirement is achieved through decentralised and renewable or low-carbon sources as required by policy ENG1 of the East of England Plan 2008.

- (3) ask the Chair to contact the developers to advise them of the Ward Councillor's concerns relating to the construction traffic.

(Reasons for approval: The proposed revisions are considered acceptable and would represent an appropriate form of redevelopment for the site, which would not have a detrimental impact on the living conditions of neighbouring residents and would result in an acceptable form, design and layout of development that would be in keeping with the surrounding character of the area and meet the relevant criteria of the saved Replacement Local Plan policies, central government guidance and the policies of the East of England Plan.

The proposals are therefore considered to meet the relevant criteria of PPS1 and PPS3, East of England Plan Policies ENG1, ENV7 and WM6 and save Replacement Local Plan Policies NE9, HBE12, EP1, EP2, EP16, EP18, EP22, HOU4, HOU5, HOU6, HOU12 B54, SR1, SR4, SR7, TRA3, TRA5, TRA6, TRA7 and TRA11 and all material considerations.)

(The Committee adjourned for lunch at this point and reconvened at 2.30 p.m.)

13. APPLICATION NO 08/01036/U – 276 EARLHAM ROAD

The Senior Planner – Major Developments presented the report with the aid of slides, plans, and aerial photographs and answered members' questions.

RESOLVED to approve Application No 08/01036/U – 276 Earlham Road subject to the following conditions:-

1. A personal planning permission restricted to the Norfolk Police Authority;
2. Standard time limit for implementation;
3. Restriction of facility use to rest rooms, kitchen & dining, and storage of personal effects;
4. Restriction of storage to avoid housing hazardous materials, firearms, police evidence and any other unreasonable items that might present a security concern or would necessitate changes to the building to accommodate them;
5. No parking of operational vehicles on the site.

(Reasons for approval:- The proposal will contribute to the continued viability and improved performance of a community facility sufficient to justify the loss of residential accommodation, and, subject to the conditions above, will not compromise the amenity of the local residential area.)

14. APPLICATION NO 08/01003/U – GLOBE HOUSE, 34B GLOBE PLACE

The Senior Planner – Major Developments presented the report with the aid of slides and plans and answered members' questions, and explained that this was a retrospective application. No letters of representation had been received in response to the consultation.

Discussion ensued. Members were concerned that Ward Councillors had not been aware that the County Council had sold part of the care home and that the new owners had changed the use of the premises without planning permission.

RESOLVED, with 5 members voting in favour (Councillors Bradford, Lay, Little, Lubbock and Collishaw), 0 members voting against, and 4 members abstaining (Councillors Banham, Llewellyn, Stephenson and Driver), to approve Application No 08/01003/U – Globe House, 34b Globe Place and grant planning permission subject to the following conditions:

1. Landscaping improvements to be completed within 6 months of completion;
2. Replacements of trees and shrubs if they die within 5 years;
3. Bike and bin stores to be retained in perpetuity;
4. No car parking on the landscaped areas of the site adjacent the west and eastern elevations.

(Reasons for approval:-The proposal is considered to be in accordance with national policies PPS1 and PPS3 by locating residential development close to local facilities and at a sufficiently high density. It also complies with saved local plan policies HOU1, HOU13, HOU18, EP22, TRA6, TRA7 and TRA8 to provide a residential development with sufficient amenity, servicing and accessibility standards for occupants.)

15. APPLICATION NO 08/01064/CF3 – HEARTSEASE HIGH SCHOOL, MARRYAT ROAD

The Planning Team Leader (Outer) presented the report with the aid of slides and plans, and together with the Planning Development Manager, answered members' questions. Members were advised that Councillor Nobbs, County Councillor for the Crome Division, supported the proposals.

Discussion ensued in which members considered the car parking and cycle provision, the use of sports facilities across Heartsease Lane, possible community uses for the building and adult education facilities, the use of the Open Road facility by other schools and concern about the loss of a 1960's building.

RESOLVED, with 8 members voting in favour (Councillors Bradford, Banham, Lay, Little, Lubbock, Llewellyn, Collishaw, and Driver) and 1 member voting against (Councillor Stephenson), that the Committee has no objections raised in principle to the development, subject to the imposition of conditions on the following matters:

1. Provision of amenity space and sports facilities as proposed.
2. Community use of facilities being made available as indicated.
3. Landscaping details to be agreed and scheme as agreed to be implemented and maintained.
4. Tree protection during construction of trees shown to be retained.
5. Pedestrian crossing facility on Heartsease Lane to be provided before the first use of the pitches to the west of Heartsease Lane by the school.
6. Provision of pedestrian access point between the main school site and the sports pitches to the west of heartsease lane before the first use of the pitches to the west of Heartsease Lane by the school.

7. Details of this access point and its management (to ensure that access is restricted and it does not become a general access to the school site) to be submitted and agreed prior to its first use.
8. Cycle parking to be provided and maintained thereafter prior to the first use of the new facilities.
9. Notwithstanding the details submitted an area for the potential expansion of the cycle parking facility to be identified and agreed prior to the commencement of development on the site.
10. The additional cycle parking to be provided no later than when the annual school travel plan monitoring shows that 100 of the 120 spaces proposed as part of the current submission are being used.
11. Details of cycle lane to be provided and agreed prior to the commencement of development on the site.
12. Cycle lane to be provided prior to the first use of the new facilities.
13. Notwithstanding the details provided, the car parking spaces to be provided shall not exceed 50.
14. Precise details of the car parking proposed for the 'open road' facility to be submitted and approved prior to the first use of that facility, the details to include the long-term management of the car parking provision.
15. Details to be submitted of the access arrangements on foot, cycle and by vehicle during the school day. If vehicular access will be controlled by the use of a barrier, details of the barrier and the means of access via the barrier to be submitted and agreed prior to the commencement of development on site and the barrier to be provided prior to the first use of the new facilities.
16. Contaminated land condition – submission of remediation scheme, mitigation methods and implementation in accordance with a timetable to be agreed.
17. All imported material for landscaped/garden areas to be certified to confirm source and appropriateness for use proposed.
18. All plant and machinery to be installed in accordance with a scheme first submitted for prior approval.
19. Restricted hours of use of the 'Open Road' facility and all vehicles to be taken inside the building before any work of repair or maintenance is undertaken and all such work to operate within the building with the external doors to remain closed at all times.
20. No use of any part of the facilities to take place after 22.00 hours or before 07.00 hours.
21. Lighting details, including security lighting, to be submitted and agreed prior to the first use of the new facilities.
22. No use of floodlights on the site to take place after 22.00 hours or before 07.00 hours.
23. At least 10% of the energy requirements of the development to be provided from decentralised and renewable or low carbon sources in accordance with policy ENG1 of the East of England Plan 2008.
24. Note - the developer is advised that construction works should have a midday finish on Saturdays, with no working on Sundays or Bank Holidays.

16. APPLICATION NO 08/007/69/F – 27 SPEEDWELL WAY

RESOLVED, having considered the report of the Head of Planning and Regeneration, to approve Application No 08/007/69/F – 27 Speedwell Way and grant planning permission, subject to the following conditions:

1. Within 1 month of the date of this permission, the windows in the west elevation shall be obscure glazed and shall remain so in perpetuity.

(Reason for approval:- The decision is made with regard to saved policies HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 in that the conservatory will not have an adverse effect on the character of the area or on the visual or residential amenities of the neighbourhood.)

17. APPLICATION NO 08/00957/F – 264 BLUEBELL ROAD

RESOLVED, having considered the report of the Head of Planning and Regeneration, to approve Application No 08/00957/F – 264 Bluebell Road and grant planning permission subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. Materials to match the existing building.

(Reason for approval:-The decision is made with regard to policies ENV7 of the East of England Plan, HBE12 and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material planning considerations. The extension will not be detrimental to the visual or residential amenities of the locality, nor will it be detrimental to the character of the area as a whole.)

18. APPLICATION NO 08/01018/F – 116 ST CLEMENTS HILL

(Councillors Little, Llewellyn and Stephenson had declared a personal interest in this item.)

The Planning Team Leader presented the report and answered member's questions.

RESOLVED, with 7 members voting in favour (Councillors Bradford, Banham, Lay, Little, Lubbock, Llewellyn, Stephenson), 1 member voting against (Councillor Collishaw) and 1 member abstaining (Councillor Driver) to approve Application No 08/01018/F – 116 St Clements Hill and grant planning permission subject to the following conditions:-

1. The development must be begun within three years of the date of this permission.
2. The stove and flue shall not be brought into use until the garage is substantially completed.

(Reason for approval: The decision is made with regard to policy ENV7 of the East of England Plan and EP22 of the City of Norwich Replacement Local Plan Adopted Version November 2004 and all material considerations. The proposed flue will not have an adverse effect on the visual or residential amenities of the locality, nor will it be detrimental to the character of the area as a whole.)

CHAIR