



Planning applications committee

12:15 to 12:35

22 September 2016

Present: Councillors Herries (chair), Bogelein (substitute for Councillor Henderson), Bradford, Button, Carlo, Jackson, Lubbock, Malik, Peek

Apologies: Councillors Driver (vice chair), Henderson, Sands (M) and Woollard

(The following members attended the site visit to St Peters Methodist Church, Park Lane and no 79 Park Lane: Councillors Herries, Bradford, Button, Carol, Jackson, Lubbock, Malik and Peek.)

1. Declarations of interest

There were no declarations of interest.

2. Application no 15/01928/F – St Peters Methodist Church, Park Lane, Norwich, NR2 3EQ

(The meeting had been delayed to give members an opportunity to read through the supplementary report of updates to reports and a letter received from Norfolk County Council, as lead local flood authority, which were circulated at the meeting.)

Councillor Carlo referred to the county council's objection to the scheme and the supplementary report of updates to reports, circulated at the meeting, and said members did not have time to fully comprehend the technical five page objection from the county council and the implications raised in late representations from local members in relation to the city council's economic viability assessment for affordable housing. She then moved, seconded by Councillor Bogelein, that consideration of the application should be deferred to allow members an opportunity to consider the issues raised and for a response from the applicant and officers.

The senior planner (development), referred to the supplementary report and the revised officer recommendation, and explained that when the application was received last year, the local authority did not identify the site as a known flooding location and the site did not therefore constitute one where the lead local flood risk authority should be consulted. The flood risk of the surrounding area was subsequently brought to the attention of the local authority, which meant that it was necessary to consult the county council as lead local flood risk authority and its response had been received on 21 September 2016.

During discussion members spoke in support of the motion to defer consideration of the application and expressed their concern about the need to fully understand the implications of the county council's objections and consider a full assessment of the issues raised in its letter and the supplementary report before making a decision on

the application. Members considered that were the county council's objection to be removed there would be conditions which should be approved by members rather than delegating to officers.

The planning team leader (development) (outer area) advised members that the applicant could instigate an appeal for non-determination if there was a further delay.

RESOLVED, with 7 members voting in favour (Councillors Carlo, Bogelein, Bradford, Button, Jackson, Lubbock and Malik) and 2 members voting against (Councillors Herries and Peek), to defer consideration of the application to allow members to digest the information circulated at the meeting and for further information to be provided in response to the issues raised by the lead local flood authority (Norfolk Council) regarding the applicant's flood risk assessment and in late representations from local members and residents regarding the viability assessment provided by the applicant.

(The application is therefore expected to come before the committee on 10 November 2016, at the earliest.)

CHAIR