



Planning applications committee

10:30 to 12:35

11 August 2016

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

Apologies: Councillors Henderson, Malik, Sands (M) and Woollard

1. Declarations of interest

There were no declarations of interest.

2. Minutes

RESOLVED to agree the accuracy of the minutes of the meeting held on 14 July 2016.

3. Application no 16/00479/F – 134 Unthank Road, Norwich

(The chair took this item first as members had undertaken a site visit prior to the meeting.)

The planning team leader (inner) (development) presented the report with the aid of plans and slides.

During discussion the planning team leader referred to the report and answered members' questions. This included confirmation of a condition that no development would take place until removal of an adjacent silver birch tree had been agreed upon. Members noted that condition six and seven required details of landscaping and parking and that further detail would be sought around this. However, on residential streets, it was unusual to insist that cars had to exit parking spaces in forward gear.

Councillor Jackson was concerned about the amenity impact on neighbouring properties and that the height of the building was higher than neighbouring terrace properties and thought this would be inappropriate.

Councillor Jackson moved and Councillor Carlo seconded that the application be refused and with 2 members voting in favour (Councillors Carlo and Jackson) 7 members voting against (Councillors Herries, Driver, Button, Lubbock, Maxwell, Peek and Bradford) and 1 member abstaining (Councillor Bogelein) the motion was lost.

RESOLVED, with 7 members voting in favour (Councillors Herries, Driver, Button, Lubbock, Maxwell, Peek and Bradford), 2 members voting against (Councillors Carlo and Jackson) and 1 member abstaining (Councillor Bogelein) to approve application no. 16/00479/F – F134 Unthank Road, Norwich, NR2 2RS and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Prior to commencement, Grampian condition for details of tree felling and replacement;
4. External materials;
5. Drainage scheme;
6. Parking, cycling and refuse stores;
7. Landscaping scheme;
8. Water butts to be agreed and retained;
9. Grampian condition to bring forward bin and cycle storage and amenity area for 134 Unthank Road;
10. Water efficiency;
11. First floor windows on eastern elevation to be obscure glazed and restricted opening

Informatives:

1. Property will not be eligible for parking permits

Article 35(2) 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, following negotiations with the applicant and subsequent amendments the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

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

(The supplementary report of updates to the report was circulated at the meeting and summarised further representations and the officer response.)

The chair said that due to the complicated nature of the layout of this site and window placement, members may want to undertake a site visit prior to determining the application.

In response to a question from Councillor Jackson, the senior planner (development) confirmed that any additional information relevant to the application would be included in the report to a future committee if the application was deferred.

Councillor Button moved and Councillor Lubbock seconded the motion that members undertake a site visit prior to determining the application.

RESOLVED, unanimously, to defer consideration of application no 15/01928/F –St Peters Methodist Church, Norwich, NR2 3EQ, to enable members of the committee to undertake a site visit prior to the application being determined.

5. Application no 16/00712/VC – 35 Vulcan Road South, Norwich, NR6 6AG

The senior planner (development) presented the report with the aid of plans and slides. He said that a noise impact assessment had been submitted with a previous application (15/01568/VC) which showed that with the MOT bay doors being open for a period of 6 minutes, the resultant noise levels registered at 8 decibels below background level which was deemed acceptable. The current proposal wanted the option of keeping one MOT door open for a period of twenty minutes in any one hour period for purposes of brake testing. An addendum to the previous noise impact assessment had been submitted which showed that keeping the doors open for a period of twenty minutes resulted in a noise rating level increase of only 1dBa, which was still considerably lower than background noise levels measured at two sensitive noise receptor locations on the boundary with Brabazon Road. The noise impacts of the proposal were therefore considered to be acceptable.

A resident addressed the committee and outlined his concerns around the proposal which included that his property had no fencing erected to screen the noise from the site. His neighbours had such screening to offer visual and audible protection and asked that such fencing be extended to his property.

Discussion ensued in which the senior planner (development) referred to the report and answered members' questions. He said that if fencing had not been installed correctly as per the previous planning application, enforcement action could be taken but with regards to additional tree planting to absorb noise and emissions, this would be up to the developer to propose and arrange and could not be required as part of the current proposal.

Councillor Bradford expressed concerns about the lack of fencing to one property adjacent to the site, along with the need for a good ventilation system for those working in the building on the site.

A member asked if a check could be made against previous plans to see if any enforcement action was needed regarding fencing; and if not that the developer be approached to discuss extending the fencing.

RESOLVED with 9 members voting in favour (Councillors Herries, Driver, Bogelein, Button, Carlo, Jackson, Lubbock, Maxwell, and Peek) and 1 member abstaining (Councillor Bradford) to approve application 16/00712/VC – 35 Vulcan Road South, Norwich, NR6 6AG subject to re-imposition of all conditions from the former consent (application no 15/01568/VC) with the following amendments:

Condition 4: Within 3 months of the date of this decision, secure and covered cycle parking shall be provided and made available for use in accordance with the approved details, including those indicated on drawing (ref: DES VR 011) and shall be retained as such thereafter.

Condition 7: The door on the western elevation of the building as indicated on the approved workshop floor plan (ref DWG DES VR 004D, received 12 June 2016) shall be kept closed except for means of access and egress and to allow brake testing for up to 20 minutes within any one hour period. All other doors on the western elevation of the building shall be kept closed except for means of access and egress.

Condition 9: No MOT or servicing activity shall take place outside the building hereby permitted, other than to allow the back of the vehicle to be outside for up to 20 minutes within any one hour period whilst brake testing takes place, unless specifically approved in writing by the local planning authority.

Condition 11: No extract ventilation or fume extraction system shall be installed or erected on the site unless in accordance with the approved scheme for extract ventilation or fume extraction as indicated on drawing [ref DES VR 003D] and the approved extract ventilation and fume extraction system shall be retained and maintained in full accordance with the approved details

Article 35 (2) 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, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.

6. Application no 15/01527/F – Beckham place, Edward Street

The planning team leader (inner) (development) presented the report with the aid of plans and slides. He explained that two proposals were being put forward; one option included a block of flats to be associated with the Norfolk and Norwich Association for the Blind (NNAB) and one to include a block of private terraces. The NNAB were keen to expand their facilities and have more accommodation in close proximity to their existing site. In terms of the delivery of affordable housing, the NNAB were looking at becoming a registered provider and the flats would, therefore, form the affordable housing element of the application. If this was not achievable, the purely residential scheme would go ahead. The section 106 agreement would stipulate under which circumstances the NNAB scheme would not be used and the private scheme would go ahead.

The objection submitted was not a planning permission matter and would need to be addressed outside of the planning process.

Discussion ensued in which the planning team leader referred to the report and answered members' questions. He said that officers were satisfied with the parking arrangements for both schemes. The NNAB scheme would see carers and visitors using the existing car parking facilities on the current NNAB site and the private scheme would be acceptable as a car free development; however some parking would be provided.

RESOLVED, unanimously, to approve application no. 15/01527/F – Beckham Place, Edward Street and to grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of all materials for townhouses and flats;
4. Standard contamination condition – investigation/remediation and monitoring;
5. Standard contamination condition – imported topsoil;
6. Standard archaeological conditions;
7. Full details of SUDs and long term management arrangements;
8. Contamination condition by EA requiring investigation, evaluation, mitigation and verification;
9. Detailed landscape scheme for all hard and soft landscaping including biodiversity enhancements;
10. Details of replacement trees and planting pits;
11. Details of shared surface access road and turning head;
12. Details of refuse storage, cycle storage, electric car charging points;
13. Provision of parking spaces;
14. Provision of one fire hydrant;
15. At least 10% of dwellings built to be lifetime homes;
16. Designed and built to meet water efficiency wet out in part G2 of the 2015 building Regulations for water use;
17. Submission of renewable energy scheme.

Informatives:

1. Construction working hours
2. Asbestos
3. No parking permits
4. Details of street naming and numbering

Article 35 (2) 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, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.

7. Application no 16/00904/F – 125 Cecil Road, Norwich, NR1 2PJ

The planning assistant presented the report with the aid of plans and slides. He said this application was a previously approved scheme with a different layout.

Members noted that the objections were that the use of red brick was not in keeping with the surrounding properties with two storey extensions; that white render would give a lighter outlook for neighbouring properties; details of the fencing relating to the development and that mechanical extraction was needed for the internal layout. The planning assistant confirmed that existing drainage would be used and that ventilation would be through the roof.

RESOLVED, unanimously, to approve application no. 16/00904/F – 125 Cecil Road, Norwich, NR1 2PJ and to grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;

Article 35 (2) 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, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.

8. Application no 16/00392/U – St Augustine’s Gate, Waterloo Road, Norwich, NR3 3BE

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

During discussion the planning assistant referred to the report and answered member’s questions. She explained that this change of use to A5 would mean that A1 units in the development would make up less than 50% of units; however, this particular unit had not been used as a retail space for nine years and that the proportion of A1 units in the centre was already below this threshold. She confirmed that there was currently no proposed user for the unit.

It was added that a further objection from the Norwich Society was also received that was not included in the report, which detailed concerns around late night opening causing a disturbance for residents.

The planning team leader said that if necessary, the unit could revert to A1 usage without the need for planning permission.

Members commented that they would be glad to see the unit brought back into use.

RESOLVED, unanimously, to approve application no. 16/00392/U, St Augustine’s Gate, Norwich, NR3 3BE and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. The unit shall not be open between the hours of 11:30pm and 7:00am on any day;
4. There will be no deliveries to the unit between the hours of 10:00pm and 6:00am on any day;

5. Prior to any occupation as an A5 use, a noise impact assessment or details of silencers/anti-vibration mounting/insulation that can demonstrate operation at acceptable noise levels must be submitted.
6. Details of materials to be submitted

Article 35 (2) 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, following negotiations with the applicant and subsequent amendments at the pre-application stage the application has been approved subject to suitable land management, appropriate conditions and for the reasons outlined within the committee report for the application.

9. Tree Preservation Order [TPO], 2014 City of Norwich Number 510 ; 6, 12 & 14 Lollards Road, Norwich, NR1 1SX

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

During discussion he referred to the report and answered member's questions. He said that a consultant had been asked for evidence of any damage to nearby buildings from the trees and none had been provided. He said that he was willing to work with the owner of the trees to manage them appropriately.

RESOLVED, unanimously, to confirm Tree Preservation Order [TPO], 2014. City of Norwich Number 510 ; 6, 12 & 14 Lollards Road, Norwich, NR1 1SX

10. Mark Brown

RESOLVED to express the thanks of the planning applications committee to Mark Brown, planning team leader, for all his help and support and to wish him well for the future in his new role.

Chair