



**Planning applications committee**

**09:30 to 10:05**

**14 January 2016**

Present: Councillors Sands (M) (chair), Herries (vice chair), Ackroyd (substitute for Councillor Lubbock), Blunt, Button, Carlo, Jackson, Maxwell, Neale, Peek and Woollard

Apologies Councillors Bradford and Lubbock

**1. Declarations of interest**

There were no declarations of interest.

**2. Minutes**

**RESOLVED** to approve the minutes of the meeting held on 17 December 2015.

**3. Application no 15/01859/F - Aldwych House, 57 Bethel Street, Norwich, NR2 1NR**

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

During discussion the planner referred to the report and answered members' questions. A member expressed concern about the size of the flats and was advised that the council's private sector housing team would be informed by building control, when the development was completed, and inspect the property before it was let out to tenants.

During discussion members considered that the flush design of the rooflights was acceptable and barely visible. A member pointed out this application demonstrated the value of pre-application discussions with the council's planning services to arrive at an acceptable application. Members noted that this property had changed ownership and that this had contributed to some of the issues relating to its redevelopment.

**RESOLVED**, unanimously, to:

(1) approve application no. 15/01859/F - Aldwych House 57 Bethel Street Norwich NR2 1NR and grant planning permission subject to the following conditions:

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

- (2) authorise the serving of revised enforcement notice under section 172 of the Town and Country Planning Act 1990 (as amended) to secure the cessation of the unauthorised two projecting rooflights nearest the eastern elevation and the taking of legal proceedings, including prosecution if necessary.

*(NB: the revised enforcement notice will make it clear that implementation of the two 'flush' rooflights will satisfy the enforcement notice.)*

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 insert if necessary the application has been approved subject to appropriate conditions and for the reasons outlined in the officer report.

**4. Application nos 15/01708/F and 15/01709/L 72 - 78 St Stephens Road, Norwich, NR1 3RE**

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

During discussion the planning assistant referred to the report and answered members' questions. The committee noted that the design of the solar panels, without metal rims, reduced the visual impact of the panels, particularly against the black roof tiles.

The chair commented that similar panels had been used on other properties in the vicinity.

**RESOLVED**, unanimously, to:

- (1) approve application no. 15/01708/F - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant planning permission subject to the following conditions:
  1. Standard time limit;
  2. In accordance with plans;
  3. Structural report to be submitted to demonstrate structural integrity of roof.
- (2) approve application no. 15/01709/L - 72 - 78 St Stephens Road, Norwich, NR1 3RE and grant Listed Building Consent subject to the following conditions:
  1. Standard time limit;
  2. In accordance with plans;
  3. Structural report to be submitted to demonstrate structural integrity of roof.

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 and has approved the application subject to appropriate conditions and for the reasons outlined in the officer report.

**5. Application no 15/01735/F - 1 Helena Road, Norwich, NR2 3BY**

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

During discussion the planner referred to the report and answered members' questions. It was considered that the contemporary design of the building and its different roof form, comprising zinc tiles and a sedum roof, complemented the street scene. The committee noted that the garage would be removed and that the removal of the dropped kerb would free up an on-street parking space. Members also noted that the applicant would provide secure cycle storage and that the property was in an accessible location, close to bus routes. The landscaping condition could include hedging to reflect existing hedging in the street. The "colourful" appearance of the street could be retained through the condition relating to materials.

**RESOLVED**, unanimously, to approve application no. 15/01735/F - 1 Helena Road, Norwich, NR2 3BY and grant planning permission subject to the following conditions:

1. Standard time limit;
2. In accordance with plans;
3. Details of materials;
4. Details of layout of the amenity areas and hard and soft landscaping and green roof;
5. Details of secure covered cycle storage and bin storage;
6. Details of sustainable drainage systems;
7. Details of water efficiency measures;
8. Footway to be reinstated prior to occupation of the dwellings;
9. No use of flat roof as a roof terrace.

Informatives:

1. Considerate constructor.
2. Works to a public highway.

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.

CHAIR