



PLANNING APPLICATIONS COMMITTEE

10.30am to 11.45am

10 October 2013

Present: Councillors Gayton (vice chair in the chair), Ackroyd, Blunt, Brociek-Coulton, Button, Grahame, Jackson, Little, Neale, Sands (S) and Storie

Apologies: Councillor Bradford (chair)

1. DECLARATION OF INTERESTS

Councillor Button, as ward councillor for Bowthorpe ward, said that she had spoken to the applicant regarding application no 13/01232/F 1 Buttercup Way, Norwich, NR5 9JQ, (item 3, below) but did not have a predetermined view and was approaching the item with an open mind.

Councillor Sands said that she lived in the vicinity of 1 Buttercup Way but had not been involved in the application and did not have a predetermined view.

Councillor Little, as ward councillor for Town Close ward, said that he had had some correspondence regarding item 7, applications nos 13/01314/NF3 10, 12, 18, 28, 34 and 57 Essex Street, Norwich, NR2 2BL but did not have a predetermined view.

2. MINUTES

Item 5 - Application no 13/01122/O 76 St Clements Hill Norwich NR3 4BW

Councillors Sands and Brociek-Coulton, ward councillors for Sewell Ward said that they had been contacted from a member of the public who was concerned that there had been no mention in the minutes of the planning history of 76 St Clements Hill. The committee agreed that officers should look into this, clarify what the issue was and arrange for an appropriate response to be sent on behalf of the committee.

RESOLVED to approve the minutes of the meeting held on 12 September 2013.

3. APPLICATION NO 13/01232/F 1 BUTTERCUP WAY, NORWICH, NR5 9JQ

The planner (development) presented the report with the aid of plans and slides, and referred to the supplementary report of updates to reports circulated at the meeting, which outlined a letter of support for the application from Councillor Sands (M), local member for Bowthorpe ward and division, and the officer response. In summing up

the planner said that lack of parking or highway safety had not been cited as a reason for refusal. The scale and design of the amended proposal was considered sympathetic to the original dwelling. The planner explained that the recommendation for refusal was based upon the impact the extension would have on the visual amenities of the street scene, due to its scale and position in a prominent corner plot location.

The applicant addressed the committee and explained his reasons for submitting the planning application and that the extension was to provide a dining room, additional bedroom and en-suite to meet the needs of his family, and that the house was situated on the corner of a quiet cul-de-sac. The extension would complement the property and landscaping would improve the appearance of the site. The majority of houses in the street were of different design and he disputed that the extension would dominate the street view.

Discussion ensued in which the planner, together with the planning team leader (development), answered members' questions. The planner explained that whereas an extension to the property to the rear of the application site might be acceptable, 1 Buttercup Way was in a prominent position, located on the corner, and therefore could be considered to have a greater impact on the street scene. The applicant had amended the original application. The decision of whether the extension would have a detrimental impact on the street scene was finely balanced as to whether it was acceptable or not.

Discussion ensued in which members considered that the application should have been approved because no objections had been received; would enhance the appearance of the house and the street and could not be considered to be detrimental to the street scene. The scale and mass of the extension did not result in loss of light to neighbouring properties. The proposal did not affect highway safety or parking. Extensions to other properties in the area had been permitted. Members considered that the design was proportionate to the house with its lower frontage. However members considered that the extension should not change the appearance of the gable end corbels and that materials used for the eaves and barge board should match those of the existing house.

Councillor Jackson moved and Councillor Brociek-Coulton seconded that the application be approved subject to additional conditions relating to landscaping, and prior approval of details of materials for the eaves and barge board.

RESOLVED, unanimously to approve application no 13/01232/F 1 Buttercup Way, Norwich, NR5 9JQ and grant planning permission subject to the following conditions:

1. Standard time limit.
2. In accordance with the approved plans.
3. Landscaping to the front of the property to be submitted and approved in writing.
4. Details of the gable end, gable end corbelling and eaves to be submitted and approved in writing and which should match the existing property.

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 in the minutes of the planning applications committee held on 10 October 2013.

4. APPLICATION NO 13/01300/F LAND OPPOSITE, 6 TO 8 BLAND ROAD, NORWICH

The senior planner (development) by way of introduction explained that this and the following two items were for the provision of affordable housing on former garage sites. She pointed out that the housing association developing these three sites was Orwell Homes and that references in the reports to Orbit Housing were incorrect. All of the proposed properties would meet Code 4 Sustainable Homes standard, had private off road parking, and amenity space. All residential development was subject to the community infrastructure levy (CIL); however as this development was all affordable housing, the housing association could apply for social relief from CIL.

The senior planner then presented the report with the aid of plans and slides. She apologised for not including a full set of drawings in the papers for the agenda and said that there had been no objections to the proposals.

Councillor Storie, as ward councillor for Bowthorpe ward, said that she welcomed the scheme in that it not only provided much needed affordable houses and would bring into use the garage site which had been a target for vandalism and fly-tipping.

RESOLVED, unanimously, to approve application 13/01300/F land opposite 6-8 Bland Road and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accordance with drawings and details.
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping, planting, biodiversity enhancements.
5. Details of tree protection measures/provision and retention.
6. Method statement for the construction of side and rear access/erection of boundary fence.
7. Development to be implemented in accordance with the recommendations set out in section 5 of the Ecological survey and pre-assessment survey ref:2013/113.
8. Details and provision of off-site car parking.
9. Details and provision of cycle parking.
10. Implementation of sustainability measure/energy efficiency measures as outlined in Design and Access Statement.
11. Site contamination conditions.
12. Control on imported materials.

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 in the committee report.

5. APPLICATION NO 13/01356/F GARAGES OPPOSITE MARKHAM TOWER, BOWERS AVENUE, NORWICH

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

Discussion ensued in which the senior planner referred to the report and answered members' questions. She explained that the registered social landlord developing the site would have made an assessment as to whether there was a demand for two bedroom accommodation. All the occupiers of the garages had been offered an alternative in the locality. Members were advised that the standard of energy efficiency, code 4 sustainable homes, was a very high standard and had parity with passivhaus in terms of standards, but passivhaus construction was not proposed.

RESOLVED to approve application no 13/01356/F garages opposite Markham Tower, Bowers Avenue and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval.
2. Development to be in accordance with drawings and details.
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting.
4. Details of hard and soft landscaping, planting, biodiversity enhancements.
5. Details of tree protection measures/provision and retention.
6. Method statement for the construction of fence within root protection zone.
7. Development to be implemented in accordance with the recommendations set out in section 5 of the Ecological survey and pre-assessment survey ref:2013/109.
8. Details and provision of on-site car parking.
9. Details and provision of cycle parking/bin storage.
10. Implementation of sustainability measure/energy efficiency measures as outlined in Design and Access Statement.
11. Site contamination conditions.
12. Control on imported materials.

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 in the committee report.

6. APPLICATION NO 13/01340/F GARAGES ADJACENT TO 66 WATLING ROAD, NORWICH

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

RESOLVED, unanimously, to approve application no 13/0134000/F Garage site, Watling Road and grant planning permission, subject to the following conditions:-

1. Commencement of development within 3 years from the date of approval;
2. Development to be in accordance with drawings and details;
3. Details of facing and roofing materials; joinery; boundary treatments, walls and fences; external lighting;
4. Details of hard and soft landscaping, planting, biodiversity enhancements.
5. Details of tree protection measures/provision and retention.
6. Method statement for the works adjacent to the western boundary.
7. Details and provision of car parking.
8. Details and provision of cycle parking.
9. Implementation of sustainability measure/energy efficiency measures as outlined in Design and Access Statement.
10. Site contamination conditions.
11. Control on imported materials.

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 in the committee report.

7. APPLICATION NOS 13/01314/NF3 10, 12, 18, 28, 34 AND 57 ESSEX STREET, NORWICH, NR2 2BL

The planner (development) presented the report with the aid of plans and slides, and together with the conservation and design officer, answered members' questions

The committee was advised that some of the windows were in poor condition and that it would be unreasonable, given that the article 4 directive sought to control the impact of the windows from the street, to require the applicant to replace single-glazed timber sash windows with secondary glazing or double glazed timber sash windows. The council sought a pragmatic and consistent approach to conserve the appearance of the original windows. In response to a question, the planner explained that the proposed glazing bars would attempt to emulate the original putty ones by using chamfered bars that were for aesthetic rather than practical reasons and were on the outside of the glass rather than between the panes.

RESOLVED, unanimously, to approve application no 13/01314/NF3 and grant planning permission, subject to the following conditions:-

1. Standard time limit.
2. In accordance with the approved plans.
3. All proposed windows on the front elevation of each property will be white and feature run-through horns and chamfered external bars.

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 in the committee report.

8. APPLICATION NO 13/01283/F 25 NEVILLE STREET, NORWICH, NR2 2PR

The planner (development) presented the report with the aid of plans and slides, including a detailed sub-section which displayed how the replacement windows would be set back in the frame, emulating the original timber framed windows.

RESOLVED, unanimously, to approve application no 13/01283 for 25 Neville Street and grant planning permission, subject to the following conditions:-

1. Standard time limit.
2. In accordance with the approved plans.

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 in the committee report.

9. ENFORCEMENT CASE NO 13/00148/CONSRV/ENF – 39 NEVILLE STREET, NORWICH, NR2 2PR

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

In response to member's question the conservation and design officer explained that the replacement windows were casement windows which opened out, and were not set back in the storm proof casement. He explained that the replacement windows in the adjoining property had been installed prior to the article 4 directive and therefore were not required to be reinstated. About 80 to 90% of the properties in Neville Street had retained the original windows. There was demand from residents, who supported the article 4 directive, to conserve the Victorian character and appearance of the conservation area. Residents had brought this case to the attention of the council for enforcement action.

RESOLVED, with 9 members voting in favour (Councillors Gayton, Ackroyd, Blunt, Brociek-Coulton, Button, Jackson, Little, Neale and Storie), and 1 member voting against (Councillor Sands) and 1 member abstaining (Councillor Grahame) to authorise, in relation to enforcement case no 13/00148/CONSRV/ENF 39 Neville Street, Norwich, NR2 2PR,

- (1) enforcement action to ensure the replacement of the installed uPVC casement windows, front door and demolished garden wall; the replacement windows must be appropriately designed and such that

they are similar in appearance to the sliding sash windows that were replaced; unless the original front door can be reinstalled, a traditional c1900 door would be considered acceptable; the wall should be reinstated to its existing height;

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

10. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE, 1 JULY TO 30 SEPTEMBER 2013 (QUARTER 2, 2013-14)

The planning team leader (development) presented the report. In relation to table 2, numbers of planning applications recorded by national indicator 157, he reported that the second quarter figures for planning applications received was 190, and on hand (pending at end of quarter) 103.

During discussion the planning team leader answered questions on the government's announcement that it would take action if councils performed poorly on major applications or had a poor appeal success rate. He pointed out that it was not anticipated that the council would have any issues regarding its appeal success rate, however it was anticipated that it would be important that figures for the year 1 July 2013 to 30 June 2014 were excellent to avoid designation to the planning inspectorate.

RESOLVED to note the report.

11. PERFORMANCE OF THE DEVELOPMENT MANAGEMENT SERVICE: APPEALS – 1 JULY 2013 TO 30 SEPTEMBER 2013 (QUARTER 2, 2013-14)

The planning team leader (development) presented the report.

During discussion, the planning team leader (development) undertook to keep Councillor Neale aware of the progress of the appeal on 85 Grove Road, Norwich.

RESOLVED to note the report.

CHAIR