



PLANNING APPLICATIONS COMMITTEE

11am to 2.40pm

14 February 2013

Present: Councillors Bradford (chair), Sands (M) (vice chair), Blunt, Gihawi (as substitute for Councillor Button), Gee, Howard, Kendrick, Little, Lubbock (as substitute for Councillor Ackroyd), Neale, Stonard and Storie.

Apologies: Councillors Ackroyd and Button

1. PRE-APPLICATION PRESENTATION – OLD HALL ROAD, YARE FIELD PARK, NORWICH (NORFOLK UNIVERSITY TECHNICAL COLLEGE)

Immediately before the start of the meeting, the following members of the committee attended the informal pre-application for the proposed development at Old Hall Road, Yarefield Park, Norwich: Councillors Blunt, Bradford, Gee, Gihawi (substitute for Councillor Button), Howard, Neale, Sands, Storie and Stonard. Councillors Driver, MacDonald and Maxwell, and County Councillor Whitaker were also present.

2. DECLARATION OF INTERESTS

Councillor Little said that in relation to item 4 (below), Lakenham Sports and Leisure Centre, Carshalton Road, he had been advised that he did not need to declare an other interest because of family connections with the school adjacent to the site but asked that it be recorded.

Councillor Lubbock said that she had liaised between residents and officers on the proposals for item 5 (below) the site of the former Civic Service Sports Club but had not predetermined the application and therefore could approach the application with an open mind.

3. MINUTES

RESOLVED to approve the minutes of the meeting held on 17 January 2013.

5. APPLICATION NO 12/01598/VC SITE KNOWN AS WENTWORTH GARDENS; SITE OF FORMER CIVIL SERVICE SPORTS GROUND, WENTWORTH GREEN, NORWICH

The senior planner (development) presented the report with the aid of plans and slides. He referred to the supplementary report updates to reports which was circulated at the meeting and pointed out that the applicant had addressed some of the outstanding concerns from neighbouring residents. An additional letter of representation had also been received regarding the absorption of CO² which would be lost by the removal of the beech trees and members were advised that there was an account of the replanting in the main report and that the biomass would be replaced. The application as amended was recommended for approval, subject to an informative to advise the applicant that the tree owner would need to apply to the city council for permission to carry out works to the trees protected by a tree protection order.

Councillor Lubbock said that it appeared that the applicant had tried to appease all the issues raised by neighbouring residents and said that there had been a

misconception when the original planning permission was granted that no trees would be felled. She suggested that this was part of good tree management.

In response to a member's question, the senior planner advised members of the species of the replacement trees. A member welcomed the level of detail in the management of the ground cover and that the applicant had attempted to address the adjacent neighbours' concerns.

RESOLVED, unanimously, to approve application no. 12/01598/VC at the site of former Civil Service Sports Ground, Wentworth Green, Norwich, and grant planning permission, subject to the completion of a satisfactory S106 agreement to include the provision of arrangements for on-site affordable housing, appropriate management of protected trees, appropriate provision and management of public open space and children's play facilities, appropriate arrangements for drainage system management, transport contributions, highways works, on-site cycle works and library contributions, and subject to the following conditions:

1. The development shall be carried out in accordance with the approved plans and details listed on the revised decision notice, and shall include the use of materials as already approved within application 11/01619/D;
2. Landscaping, boundary treatments, planting, site treatment, open space and sports pitches and play facilities, and lighting are all to be provided in full accordance with details approved by application 12/01034/D prior to first occupation of the final dwelling to be approved on site, with boundary treatments for all dwellings to be provided prior to occupation of that dwelling;
3. Prior to tree works proposed for Year 1, a tree survey, wildlife survey and felling programme to be submitted and agreed in writing by the LPA;
4. Prior to each Phase of felling the beech trees, a wildlife survey and mitigation strategy shall be submitted and approved as appropriate and appropriate mitigation followed;
5. Development shall be constructed in accordance with the approved drainage strategy and shall be maintained in accordance with approved proposals for management and maintenance of soakaways and surface water drainage pipe network as appropriate;
6. Garages to be used only for parking of domestic vehicles and not to be converted to provide further living accommodation;
7. The areas of open space on the site shall remain as open space only, accessible to the public for unhindered access and use, in perpetuity;
8. There shall be no works to trees on site, other than those contained in the approved documents and Tree Protection Plan within this permission unless any variation proposals are first submitted to and agreed in writing by the LPA;
9. Precautionary mitigation for unidentified contamination;
10. Trees and hedges and works in root protection areas are to be protected during works as per the 2009-approved Arboricultural Method Statement (AMS) and Supplementary AMS, as amended by the updated 2012 Tree Protection Plan, with the associated Arboricultural Implications Assessment and Tree Protection Plan being available to all site personnel during site works;
11. Development to include solar panels as per the approved strategy and design details;

12. Glazing to the first floor bathroom at dwelling no.65 shall be only obscure glazed;
13. Provision of car parking shelters, refuse stores and bike stores prior to first occupation;
14. Two fire hydrants to be provided prior to occupation as per details in 11/01619/D;
15. Ongoing landscaping maintenance requirements for 5 years.

(Reasons for approval: Subject to the requirements of varied conditions and the amended associated planning obligations, the alterations proposed are acceptable and will enhance the quality of the scheme and avoid causing a detrimental impact on future and existing residents around the site. The landscape value, future health, ecology and biodiversity of the protected woodlands and other trees will be enhanced and the new planting will improve the area.

When considered alongside the merits of the original permission, the revised development will provide an appropriate and satisfactory form of residential development within the character of the area that would provide a high level of design, a good level of accessibility and a satisfactory level of amenity for residents. The proposal accords with the development plan for the area and the objectives of national planning policy. As such, the proposal would comply with the National Planning Policy Framework, policies 1, 2, 3, 4, 6, 9 and 20 of the adopted Joint Core Strategy for Broadland, Norwich and South Norfolk (2011), and saved policies NE1, NE3, NE8, NE9, HBE12, EP16, EP17, EP18, EP22, HOU5, HOU6, HOU11, SR1, SR2, SR3, SR4, SR5, SR7, SR12, TRA5, TRA6, TRA7, TRA8, TRA10, TRA11, TRA14 and TRA15 of the adopted City of Norwich Replacement Local Plan (2004.)

Informative: That the applicant applies to the city council for tree protection order (TPO) tree works application before any works to protected trees are carried out.