

Minutes of a meeting of the **Planning Committee** held at Thorpe Lodge, 1 Yarmouth Road, Thorpe St Andrew, Norwich on **Wednesday 30 October 2019** at **9.30am** when there were present:

Miss S Lawn – Chairman

Mr A D Adams
Mr S C Beadle
Mr N J Brennan
Mr S M Clancy

Mr J F Fisher
Mr I N Moncur
Mr S Riley

Mr M D Snowling
Mr D M Thomas
Mr J M Ward

Also in attendance were the Assistant Director of Planning; Area Planning Manager (West) and the Senior Committee Officer.

46 APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr Foulger, Ms Grattan and Mrs Karimi-Ghovanlou.

47 MINUTES

The Minutes of the meeting held on 2 October 2019 were confirmed as a correct record and signed by the Chairman.

In respect of the decisions indicated in the following Minutes (nos: 48 to 49), conditions or reasons for refusal of planning permission as determined by the Committee being in summary form only and based on standard conditions where indicated and were subject to the final determination of the Director of Place.

48 APPLICATION NUMBER 20191280 – 24 CROMER ROAD, HELLESDON

The Committee considered an application for the demolition of the existing garage building, change of use of a building to office (A1 to B1) including additional space at first floor level and the provision of one additional first floor flat at 24 Cromer Road, Hellesdon. There would be a total of 19 car parking spaces for the proposed B1 use and four parking spaces for the flats, with each flat having two spaces. The existing ingress and egress point for both vehicular and pedestrian traffic would be retained.

The application was reported to committee at the request of Mrs Prutton, one of the Ward Members, for the reasons given in paragraph 4.6 of the report.

The Committee noted that as the use of the building as an office had commenced, the description of the development was to be revised to include

“retrospective” and consequently, the suggested imposition of a time limit condition be removed, both as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Mrs Prutton representing Hellesdon Parish Council, Andrew Bathgate of 17 Eversley Road and Julie Edwards of 1 Mayfield Avenue, all objecting to the application and Martin Howe of Peter Codling Architects and Mr Laws (the applicant) at the meeting.

The site was located within the settlement limit where the principle of development was considered to be acceptable, subject to other considerations. It was noted that the change of use brought the building back into economic use and contributed to employment creation within Hellesdon and therefore, the proposal was compliant with Policies GC2 and E2 of the DM DPD and Policies 1, 2 and 5 of the JCS.

In terms of the impact on amenity of neighbouring residential dwellings, the Committee acknowledged the concerns raised but it was considered that the use of the building as an office and the proposed additional flat would not have a significant adverse impact on residents’ amenity, due to the distances involved and the positioning of the windows. Furthermore, B1 use would not have an unacceptable impact on the living conditions currently enjoyed by the residents living in the neighbouring properties. Members were mindful that the building previously had been in use as a Public House and Co-op supermarket.

It was noted that the proposed number of car parking spaces complied with, and exceeded by two spaces, the provisions of the Parking Standard SDP and it was considered that the new commercial use and the additional flat (making two in total) would not severely affect parking provision within the site and surrounding area. Members took into consideration the fact that the Highways Authority had not objected to the proposal, subject to the imposition of conditions. It was further considered that there would not be a substantial adverse impact on the free flow of vehicular and pedestrian traffic on Cromer Road, Mayfield Avenue or Eversley Road and nor would there be a significant increase in the use of these and other surrounding roads. The Committee noted that the site was in an area well served by public transport and heard from the applicant that employees also cycled to the offices and use public transport.

Members noted the concerns raised by local residents on highway safety and, in particular, parking and visibility issues at the junction of Mayfield Avenue and Cromer Road but took into consideration the comments of the Highway Authority who had not raised an objection. Furthermore, it was noted that parking already occurred in the vicinity of the adjacent junction and on surrounding roads and it was not considered that these proposals would give rise to a material change in that respect or the residual cumulative impacts on the road network would be severe. Accordingly, it was considered that the

proposal would not result in an adverse impact on highway safety and complied with Policies TS3 and TS4 of the DM DPD.

Members discussed the issue of opening hours but concluded that a restriction was not necessary due to the previous uses of the building as a Public House and supermarket which would have been open much earlier and later in the day.

In terms of all other matters raised through the consultation, Members noted that these had either been resolved or would be dealt with by the imposition of appropriate conditions.

In conclusion it was considered that the proposal was acceptable and complied with the relevant policies in the DM DPD, JCS and Hellesdon Neighbourhood Plan and the provisions outlined in the NPPF. Accordingly, it was

RESOLVED:

to approve application number 20191280 subject to the following conditions:

- (1) Plans and documents
- (2) External materials to be agreed
- (3) Vehicular plans as per approved plans
- (4) Parking spaces as per approved plans

The Committee adjourned at 10:35am and reconvened at 10:42am when all of the Members listed above were present for the remainder of the meeting.

49 APPLICATION NUMBER 20191290 – 24 CROMER ROAD, HELLESDON

The Committee considered an application for the erection of a terrace of four, two storey dwellings at 24 Cromer Road, Hellesdon with a new vehicular access off Eversley Road. The proposed terrace would have an open frontage enabling each property to have ingress and egress points to the front of the building with parking for two cars each.

The application was reported to committee at the request of Mrs Prutton, one of the Ward Members, for the reasons given in paragraph 4.4 of the report.

The Committee noted the receipt of letters of objection from nos: 3A, 5, 6 and 18 Mayfield Avenue and nos. 9, 13 and 27 Eversley Road, together with the officer response, all as reported in the Supplementary Schedule.

In addition, the Committee received the verbal views of Mrs Prutton

representing Hellesdon Parish Council, Andrew Bathgate of 17 Eversley Road and Julie Edwards of 1 Mayfield Avenue, all objecting to the application and Martin Howe of Peter Codling Architects and Mr Laws (the applicant) at the meeting.

The site was located within the settlement limit where the principle of development was acceptable subject to other considerations. Furthermore, the principle of residential development on part of this site had been established by planning permission 20180950 (outline permission for two, two storey houses).

The Committee acknowledged the concerns raised by the Parish Council, Ward Member and local residents but considered that, due to the design, height, massing, scale and nature of the proposed residential development, it was unlikely to result in a significant or unreasonable harm to the character of the residential area. Accordingly, the proposal would not appear alien or incongruous to the character of that part of Hellesdon or the entire parish. Furthermore, the local area was characterised by a mixture of two storey detached and semi-detached dwellings with detached bungalows in a linear format with frontage to the roads. Members noted, in particular, that the recent development at Silk Mill Road included blocks of terraced houses. In terms of amenity area, it was considered that the proposed rear garden spaces and front court yards would be of adequate and reasonable size as well as maintaining the visual character of the area.

In terms of highway safety, it was noted that the Highways Authority was not objecting to the proposal, with the submitted plans showing that the site had adequate parking provision. The Committee considered that the proposed dwellings would not significantly increase the use of Eversley Road, Mayfield Avenue and Cromer Road or a significant increase in on-street parking on those roads. Whilst the concerns of neighbouring residents, the Parish Council and Ward Member were noted, Members concluded that there were no strong reasons or justifications to refuse the application on highways grounds.

Notwithstanding the concerns raised through the consultation, the Committee considered that, due to its location, massing, scale, height and proposed boundary to the rear of the proposed dwellings, the development would not have a detrimental impact on the residential amenity of the neighbouring residents or future occupants of each of the proposed dwellings or cause any significant levels of overlooking. It was acknowledged that the property at no: 1 Mayfield Avenue was a bungalow while the proposed development was a two storey terrace of four houses but due to the scale, height, massing and separation distance between the gable end of plot 1 and the eastern (front) elevation of no: 1 Mayfield Avenue, it would not appear over-dominant or intrusive to the neighbouring property.

Members noted that the housing density in the area was variable and, as

such, it was considered that the proposed development would not be out of keeping with the wider street scene.

In terms of all other matters raised through the consultation, Members noted that these had either been resolved or would be dealt with by the imposition of appropriate conditions.

In conclusion it was considered that the proposal made the best and most efficient use of the land and complied with the relevant policies in the DM DPD, JCS and Hellesdon Neighbourhood Plan and the provisions outlined in the NPPF. Accordingly, it was

RESOLVED:

to approve application number 20191290 subject to the following conditions:

- (1) Time limit
- (2) Plans and documents
- (3) External materials to be agreed
- (4) Vehicular plans as per approved plans
- (5) Parking spaces as per approved plans
- (6) Obscure glazing to first floor windows on side elevations
- (7) Removal of PD rights for extensions, roof alterations and outbuildings

50 PLANNING APPEALS

The Committee noted details of the planning appeals decisions which had been received for the period 21 September to 18 October 2019 (no appeals had been lodged during this period).

The meeting closed at 11:45am