

APPLICATIONS FOR DETERMINATION

List of applications to be considered by the Planning Committee on 27 April 2012

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0020/FUL and BA/2012/0021/CON Utopia And Arcady, Mill Road, Stalham	Mr and Mrs Hugh Leventon	Replacement of existing cottages Utopia & Arcady with 2 new cottages	BA/2012/0021/CON - Application for Conservation Consent Approve subject to conditions: <ul style="list-style-type: none"> • Time limit. • Prior to demolition no development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a brief issued by the Historic Environment Service. • All demolition works hereby approved shall be carried out in accordance with section 8 of the approved Protected Species Survey. <p>Reason for Recommendation</p> <p>It is not considered that the cottages are so significant to the character of the Conservation Area that their demolition and replacement with a suitably designed property would be unacceptable. Consequently, it is considered that the application for Conservation Area Consent is in accordance with PPS5 and policy DP5 of the adopted DM DPD and there is no objection to the granting of</p>

Application Number	Site	Name of applicant	Proposal	Recommendation
				<p data-bbox="1335 233 1962 296">Conservation Area Consent for demolition of the cottages.</p> <p data-bbox="1335 331 1989 395">BA/2012/0020/FUL – Application for erection of replacement cottages</p> <p data-bbox="1335 400 1693 432">Approve subject conditions:</p> <ul data-bbox="1335 472 2047 1158" style="list-style-type: none"> • Time limit. • In accordance with approved plans. • Prior to demolition no development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording in accordance with a brief issued by the Historic Environment Service. • Prior to commencement of works details of protected species enhancements to be submitted to and approved in writing by the Local Planning Authority. • Prior to commencement of works details of external materials including sections through joinery to be submitted to and approved in writing by the Local Planning Authority. • Remove householder permitted development rights. • All development carried out in accordance with revised Flood Risk Assessment. <p data-bbox="1335 1193 1749 1225">Reasons for Recommendation</p> <p data-bbox="1335 1262 2040 1394">The proposed new cottages are of a scale, mass, height, design and external appearance which is appropriate to the setting and the landscape character of the location, and the design and materials proposed</p>

Application Number	Site	Name of applicant	Proposal	Recommendation
BA/2012/0005/FUL	The Maltings, Pirnhow Street,	P.J.Livesey Country Homes (Eastern) Ltd	Proposal to create 92 houses and 13 residential apartments with 216 car parking spaces All buildings and ancillary structures on the North side of Alma Beck to be demolished with the original silk mill building to be retained and converted	<p>are of a sufficient quality to preserve and enhance the character of the Conservation Area. It is considered that the proposed replacement dwellings would represent an improvement in terms of flood resilience and the Environment Agency has not objected to the proposal. Given this, it is considered that the application for planning consent is in accordance with Policy DP24 and there is no conflict with policies DP28 (amenity) or DP29 (development on sites with a high probability of flooding).</p> <p>Subject to no new issues being raised as a result of the re-advertisement, it is recommended that this scheme be approved subject to the prior completion of a S106 Agreement and detailed conditions:</p> <ul style="list-style-type: none"> • Standard time limit condition. • Development to be fully in accordance with submitted plans and technical documentation i.e. FRA, Arboricultural Report, Protected Species Survey, Transport Statement etc. • Conditions prior to commencement. • Conditions prior to pre-occupation. • Conditions relating to monitoring. <p>Reason for recommendation</p> <p>The site is situated outside the Development Boundary and is therefore contrary to Policy DP22 of the Development Management Policies DPD and this development must therefore be considered as a Departure from this Policy. However there are significant material considerations in this case which</p>

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				<p data-bbox="1335 233 2047 499">justify the granting of planning consent contrary to this Policy. The site is a Brownfield site and is considered to be in a sustainable location. The development as proposed will result in the conversion and reuse of the silk mill building which is considered to be a landmark building which is also of cultural heritage value. Furthermore there is an extant planning permission on this site for a greater number of residential units.</p> <p data-bbox="1335 536 2047 1209">The proposal does not undermine the objectives of good planning or the objectives of the Development Plan and is considered to be in accordance with all the other relevant Development Plan Policies in particular: Policies CS1 – Landscape; CS4 – Creation of New Resources; CS5 – Historic and Cultural Environments; CS7 – Environmental Protection; CS8 – Responses to Climate Change; CS18 – Rural Sustainability; CS20 – Development within Environment Agency’s Flood Risk Zones; CS21 – Developer Contributions; and CS24 – Residential Development and the Local Community of the Broads Authority’s Core Strategy 2007-2021 and Policies DP1- Natural Environment; DP2 – Landscape and Trees; DP3 – Water Quality and Resources; DP4 – Design; DP6 – Re-use of Historic Buildings; DP7 – Energy Generation and Efficiency; DP22 – Residential Development within Defined Development Boundaries; DP23 – Affordable Housing; DP28 – Amenity; DP 29 – Development on Sites with a High Probability of Flooding; and DP30 – Developer Contributions.</p> <p data-bbox="1335 1246 2047 1313">The proposal is also considered to be consistent with the National Planning Policy Framework.</p>

Application Number Site	Name of applicant	Proposal	Recommendation
BA/2012/0103/FUL River Bank Adjacent To Friars Quay Norwich City Council	Mr Ashley Dalton	Floating pontoon with wooden ticket office with access via a gangway	Approve subject to the following conditions: <ul style="list-style-type: none"> • Standard time limit. • In accordance with plans. • Restricted hours of operation- 8:00am - 11:30pm. • Operation by trained professionals employed by the 'Norwich Punting Company' only. No self-hire. • All punts are to be securely locked out of hours of operation. <p>Reasons for Recommendation</p> <p>The development is considered to be in accordance with the National Planning Policy Framework and specifically Local policies CS1, CS4, CS5, CS9, CS11, CS13 and CS17 of the Core Strategy (2007) and policies DP4, DP5, DP12, DP14, DP27 and DP28 of the Development Management Policies DPD (2012).</p>
BA/2012/0090/FUL Fairview, Marsh Road, Limpenhoe	Mr Paul Hewitt	Proposed replacement dwelling (Resubmission of BA BA/2011/0232/FUL)	Approve subject to conditions: <ul style="list-style-type: none"> • Standard time limit. • In accordance with submitted plans. • Samples of materials. • First floor south elevation windows to be obscure glazed. • Landscaping scheme. • Protected species mitigation and enhancement measures. • Minimum finished floor level. • Flood proofing measures. • Flood evacuation plan.

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				<ul style="list-style-type: none"> Remove permitted development rights for extensions and curtilage buildings.
				<p>Reason for Recommendation</p>
				<p>The proposal is considered to be in accordance with Policies DP1, DP4, DP24, DP28 and DP29 of the adopted Development Management Policies DPD (2011) and Policies CS1 and CS20 of the adopted Core Strategy (2007). The proposal is also considered to be in accordance with the policies and objectives of the National Planning Policy Framework.</p>