

# NOTTINGHAM CITY COUNCIL

## PLANNING COMMITTEE

**MINUTES of the meeting held in the Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 21 May 2014 from 2.30 - 3.12pm**

### Membership

#### Present

Councillor Chris Gibson (Chair)  
Councillor Cat Arnold  
Councillor Azad Choudhry  
Councillor Alan Clark  
Councillor Emma Dewinton (Vice Chair)  
Councillor Michael Edwards  
Councillor Rosemary Healy  
Councillor Sally Longford  
Councillor Wendy Smith  
Councillor Malcolm Wood

#### Absent

Councillor Liaquat Ali  
Councillor Graham Chapman  
Councillor Ginny Klein  
Councillor Eileen Morley  
Councillor Roger Steel

### Colleagues, partners and others in attendance:

Lisa Guest	- Principal Officer, Development Control	)	
	Highways programmes	)	
Rob Percival	- Area Planning Manager	)	Development & Growth
Martin Poole	- Area Planning Manager	)	
Nigel Turpin	- Heritage and Urban Design Manager	)	
Ann Barrett	- Senior Solicitor, Legal and Democratic Services	)	Corporate Services
Carol Jackson	- Constitutional Services Officer	)	

### **1 APPOINTMENT OF VICE-CHAIR**

AGREED to appoint Councillor Emma Dewinton as Vice-Chair of this Committee for this municipal year (May 2014 to April 2015).

### **2 APOLOGIES FOR ABSENCE**

Councillor Liaquat Ali  
Councillor Ginny Klein  
Councillor Eileen Morley – annual leave.  
Councillor Roger Steel – other Council business  
Paul Seddon – Head of Development Management and Regeneration

### **3 DECLARATIONS OF INTERESTS**

None.

### **4 MINUTES**

The Committee confirmed the minutes of the meeting held on 23 April 2014 as a correct record and they were signed by the Chair.

### **5 SITE OF HAYWOOD SCHOOL, EDWARDS LANE**

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration on application 14/00436/PFUL3 submitted by Strata Homes Limited for the erection of 86 dwellings and associated works.

Mr Poole reported that the applicant has confirmed that photovoltaic panels are to be included on Plots 41-43, 51-53 and 79-81 or alternative south-east or south-west facing plots. This is in association with the fabric first approach also identified and provides a 10.03% reduction in energy use.

A further planning condition was proposed to require the implementation of the energy reduction measures in accordance with the submitted report.

The Committee supported the application but in the discussion requested that further consideration be given to the designs of the Zurich, Siena and Florence house types as they were thought to lack detail. It was also thought that the proportions of the Dormer windows of the Zurich house type were not in keeping with the rest of the design of the house.

Councillors also expressed concern about future flooding of the site. Mr Poole advised Councillors that the developer has taken localised flooding issues into consideration and that the solutions offered were an improvement on the current situation in relation to the site and that the Flood Mitigation Manager was satisfied with the proposals.

Councillors asked that it be noted that this was not the first time they had criticised applications for an overall lack of detail and aesthetics and expressed genuine concern about the need to work with developers to achieve good and interesting design.

As a result of the discussions two further conditions were suggested to address the design issues.

### **RESOLVED**

- (1) that, subject to prior completion of an agreement under Section 111 of the Local Government Act 1972 to secure a Section 106 agreement upon the subsequent disposal of the site to the developers, to include:**

- (i) the provision of on-site affordable housing;
- (ii) a financial contribution of £190,887.68 towards the upgrading of the existing children's play spaces at Peggy's Park and Valley Park Road;
- (iii) a financial contribution of £5500 towards the making, advertising and confirming (if appropriate) of a traffic regulation order to control parking within the development and to amend the existing Traffic Regulation Order on Edwards Lane;
- (iv) the provision of initial Kangaroo travel passes for each dwelling;
- (v) the on-going management and maintenance of areas of open space within the development;

to grant Planning Permission subject to conditions substantially in the form of those listed in the draft decision notice, and additional conditions to address the following matters

- (a) the implementation of the energy reduction measures in accordance with the submitted report;
- (b) that notwithstanding the details shown on the approved drawing, further details of the Zurich, Siena and Florence house types be submitted for approval by the Local Planning Authority; and
- (c) specifying requirements regarding the depth and details of the window reveals for all of the house types ;

the discharge of the additional condition (b) will be the subject of consultation with the Chair, Vice Chair, and opposition spokesperson;

- (2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the terms of the Planning Obligation and conditions of the planning permission;
- (3) to confirm that the Committee is satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the Planning Obligation sought is necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development.

## **6 383 - 387 WOODBOROUGH ROAD**

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration on application 14/00414/PFUL3 submitted by Msquare Architects Limited on behalf of Uni Peel House Limited and Godwin 5GX Limited for planning permission to erect 10 new dwellings, conversion of coach house to one dwelling and associated works following demolition of the existing buildings.

Mr Poole reported that in response to concerns that have been raised by the Mapperley Park Residents' Association a new layout and elevation plans have been received showing windows in the side elevations of Plots 5 and 9, facing the turning head.

Two further conditions were recommended to ensure continuing bat activity surveys are undertaken and any necessary mitigation measures are put in place and also to ensure the depth of window reveals is 75mm.

Councillor Dewinton welcomed the application as the site had been troubled by vandalism over recent years.

**RESOLVED to**

- (1) grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice and the additional conditions identified above;**
- (2) delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**