

## NOTTINGHAM CITY COUNCIL

### PLANNING COMMITTEE

**MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 22 February 2017 from 14.33 - 16.13**

#### **Membership**

##### Present

Councillor Chris Gibson (Chair)  
Councillor Cat Arnold (Vice Chair)  
(minutes 65-67, 69-71)  
Councillor Graham Chapman  
Councillor Azad Choudhry  
Councillor Michael Edwards  
Councillor Rosemary Healy (minutes 63  
to 68, and for discussion only on minute  
69)  
Councillor Gul Nawaz Khan  
Councillor Sally Longford  
Councillor Wendy Smith  
Councillor Malcolm Wood  
Councillor Linda Woodings

##### Absent

Councillor Alan Clark  
Councillor Josh Cook  
Councillor Brian Parbutt  
Councillor Andrew Rule  
Councillor Steve Young

#### **Colleagues, partners and others in attendance:**

Lisa Guest	- Principal Officer, Development Control
Judith Irwin	- Senior Solicitor
Rob Percival	- Area Planning Manager
Martin Poole	- Area Planning Manager
Paul Seddon	- Chief Planner
Nigel Turpin	- Heritage and Urban Design Manager, Planning Services
Laura Wilson	- Senior Governance Officer

#### **63 APOLOGIES FOR ABSENCE**

Councillor Alan Clark – personal reasons  
Councillor Josh Cook – personal reasons  
Councillor Brian Parbutt – unwell  
Councillor Andrew Rule – other Council business  
Councillor Steve Young – personal reasons

#### **64 DECLARATIONS OF INTERESTS**

In relation to agenda item 4(d) (minute 66) Gate House, 73 Hounds Gate, Councillor Chris Gibson informed the Committee that he is a Council appointed trustee and Director of the Board of Nottingham Castle Trust. The Board is aware of the planning application for 73 Hounds Gate but has not expressed a view on it or submitted any representation. In those circumstances, and having taken legal advice, Councillor

Gibson does not consider that he needs to declare an interest and will remain in the Chair for the item.

## **65 MINUTES**

The minutes of the meeting held on 18 January 2017 were confirmed as a true record and signed by the Chair.

## **66 GATE HOUSE, 73 HOUNDS GATE**

Rob Percival, Area Planning Manager, presented application 17/00082/PFUL3 by Mr Ian McHugh on behalf of Mr A Jacobs, Framework Housing Association, for planning permission for change of use from Council Offices (Sui-generis) to a Service Hub Providing Adult Support Services (Sui-generis).

The application is brought to Committee because it has generated significant public interest that is contrary to the officer recommendation.

Rob Percival delivered a brief presentation which included street level photographs, and highlighted that the Housing Aid element of the services could move to the application site without the grant of planning permission as it is already a Council-run service.

The Committee was informed that the numbers of service users expected are estimates, but both occupiers are experienced so they should be fairly accurate. A high proportion of service users will be visiting as part of pre-arranged appointments, and the opening hours are usual for a City Centre venue.

The Update Sheet, supplied as a supplement to the agenda, provides further information and recommends the imposition of an additional recommendation relating to a management plan for the building.

The Committee made the following comments:

- (a) it is beneficial to bring the services together, but there are concerns about the number of visitors to the site, as it could lead to people congregating outside;
- (b) it is important to ensure that CCTV and lighting are included in the management plan to effectively monitor people outside the premises;
- (c) the annual review of the management plan is welcome;
- (d) the incidents which occur at Housing Aid's current premises on Lower Parliament Street don't have a major impact on its neighbours because the service is located on a main road with little footfall. Moving that service to a venue in close proximity to the Castle will have more of an impact, and a reputational risk for the authority that will need to be managed.

**RESOLVED to**

- (1) grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the report, and to an additional condition relating to the management plan as detailed in the Update Sheet;**
- (2) delegate authority to the Chief Planner to determine the final details of the conditions.**

**67 2 PRIVATE ROAD, NOTTINGHAM**

Further to minute 62 dated 18 January 2017, Martin Poole, Area Planning Manager, presented application 16/02151/PFUL3 by Mr Andrew Pike for planning permission to erect a single storey side extension and increase the number of child places at the day nursery from 47 to 62.

The application is brought back to Committee following a deferral at the January meeting to enable members of the Committee individually to visit the site.

Martin Poole delivered a brief presentation which included street level photographs.

The Committee was informed that the Council's Road Safety Team has liaised with the Police and can confirm that there have been no accidents at the site.

The Update Sheet, supplied as a supplement to the agenda, provides further information.

The Committee made the following comments:

- (a) visits to the site were carried out at various times of day and various days of the week, with very few issues being seen, and no photographic evidence provided of the alleged issues;
- (b) given the proposed extension, the car park size is reasonable for the number of users, and any parking issues due to behavioural habits need to be dealt with by the nursery;
- (c) the provision and implementation of a management plan by the nursery operators could address parking issues and promote dialogue between the nursery and neighbouring residents .

**RESOLVED to**

- (3) grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the report plus an additional condition requiring a management plan to address parking issues;**
- (4) delegate authority to the Chief Planner to determine the final details of the conditions.**

Councillor Cat Arnold left the room.

**68 MUNDELLA CENTRE, GREEN STREET**

Rob Percival, Area Planning Manager, presented application 16/01987/PFUL3 by Mike Askey on behalf of Alec Hamlin, Blueprint (General Partner) Limited, for planning permission for change of use from an educational office building to 10 dwellings and associated site works.

The application is brought to Committee because it has generated significant public interest that is contrary to the officer recommendation.

Rob Percival delivered a brief presentation which included plans and street level photographs.

The Update Sheet, supplied as a supplement to the agenda, provides further information and an additional recommendation to satisfy the Flood Risk Assessment.

The Committee commented that residential dwellings are the only suitable use for the building, and that any changes to the traffic regulation orders in the area will need to be considered and paid for by the developer at the appropriate time.

**RESOLVED to**

- (5) grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the report, plus the additional condition regarding flood risk as detailed in the Update Sheet;**
- (6) delegate authority to the Chief Planner to determine the final details of the conditions.**

As Councillor Cat Arnold was out of the room at the beginning of the discussion she did not take part in voting on the application.

**69 DEPOT EAST OF TRENT BASIN, TRENT LANE**

Martin Poole, Area Planning Manager, presented application 16/01542/PRES4 by Mr Dominic Page on behalf of Blueprint (General Partner) Limited for the approval of reserved matters (layout, scale, appearance and landscaping) for Phase 2A of Planning Permission 13/03029/PFUL3, comprising 21 dwellings, public realm, hard and soft landscaping and associated works.

The application is brought to Committee because this is a major application on a prominent regeneration site where there are complex design considerations.

Martin Poole delivered a brief presentation with Computer Generated Images (CGIs) of street and elevated views, the appearance of the properties and the layout of the site.

It was highlighted to the Committee that the proposed open space has been moved from the centre of the development to the riverside.

The Update Sheet, supplied as a supplement to the agenda, provides further information.

The Committee made the following comments:

- (a) the enhancement of the river area is good, but it is disappointing that there is no green space in the centre. There is no space for children to play or any play equipment;
- (b) the white brick and decoration along the roof line of the town houses is attractive;
- (c) certain aspects of the 5 mews houses, namely the materials, rooflines and windows need to be reconsidered as they are currently out of place with the rest of the development and not acceptable.

**RESOLVED to**

- (1) delegate approval of the design of the rooflines, windows and materials of the 5 mews houses to the Chief Planner in conjunction with the Chair, Vice-Chair and Opposition Spokesperson;**
- (2) to approve reserved matters other than (1) above.**

**70 SITE OF TRENT WORKS, WILFORD CRESCENT EAST**

This item was withdrawn to enable further discussions on the S106 obligation.

**71 111 HARRINGTON DRIVE**

This item was withdrawn as the application has been withdrawn.