

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 21 June 2017 from 2.30 pm - 3.32 pm.

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Cat Arnold (Vice Chair)
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Alan Clark
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Sally Longford
Councillor Andrew Rule
Councillor Mohammed Saghir
Councillor Wendy Smith
Councillor Malcolm Wood

Absent

Councillor Josh Cook
Councillor Brian Parbutt
Councillor Linda Woodings
Councillor Steve Young

Councillor Michael Edwards (Substitute for Councillor Steve Young)

Councillor Liaqat Ali (Substitute for Councillor Linda Woodings)

Colleagues, partners and others in attendance:

Paul Seddon - Chief Planner
Martin Poole - Area Planning Manager
Ann Barrett - Legal Team Leader (Environment and Planning)
Nigel Turpin - Heritage and Urban Design Manager
Catherine Ziane-Pryor - Governance Officer

11 APOLOGIES FOR ABSENCE

Councillor Steve Young – personal (Councillor Michael Edwards substituting)

Councillor Josh Cook - other Council business

Councillor Brian Parbutt - leave

Councillor Linda Woodings – leave (Councillor Liaqat Ali substituting)

12 DECLARATIONS OF INTERESTS

Although not formally required to do so, Councillor Gibson wished to make the Committee aware that with regard to agenda item 4a (minute 14) '23 Goldsmith Street', NET (Nottingham Express Transit) had commented on the application and he is a member of the NET Partnership Board. This did not preclude him from speaking or voting on the item.

Councillors Alan Clark and Michael Edwards informed the Committee, that whilst not prejudicial in any way, they are both City Council appointed members of the district heating scheme, which is referred to in agenda item 5 (minute 15) 'Broadmarsh Car Park Development Brief'. This did not preclude either Councillor from speaking or voting on the item.

13 MINUTES

Minutes of the meeting held on 17 May 2017 were confirmed as a true record and signed by the Chair.

14 SHELL FOR 23 AND 23A GOLDSMITH STREET

Marin Poole, Area Planning Manager, introduced application 17/00565/PFUL3 by CPMG Architects Ltd on behalf of Nottingham Trent University for planning permission for a 4 storey new build office and education building.

Initially presented to the Committee on 17 May 2017, the Committee resolved to defer a decision to allow for further discussions with the applicant to address Committee's concerns relating to the design of the Goldsmith Street elevation of the proposed development.

Martin Poole delivered a brief presentation which included photographs and plans of the current site, plans and computer generated images (CGIs) of the initially proposed development and the amended design, the details of which are within the report.

As a result of the Committee's concerns, amendments have been made to the street elevation to alleviate the appearance of massing and height, along with amendments to the glazed front and an altered entrance. Further detail has also been added to the design including on the cornice and the projecting cladding. Additional windows have been included.

It is noted that that a full set of application drawings is yet to be submitted but a 'fly-through' CGI film illustrated the appearance of the revised proposal in the context of the surrounding buildings. Samples of the proposed brick were available for Councillors and citizens present at the meeting to examine.

The update sheet provides a summary of the amendments to the design as a result of Councillor's concerns and comments.

Planning Officers welcomed the changes as significant improvements and supported the granting of Planning Permission.

Comments of the Committee included:

- (a) there is nothing intrinsically wrong with the building but it is not sensitive to the heritage of that side of the street and is still not appropriate or attractive for this site;
- (b) the revised design amicably refers to the Newton Building across the road and will be a welcome replacement to the unattractive remains of the building previously on the site;
- (c) the street already has a mixture of quality building styles, the main concern of the Committee was the height and mass. This has now been addressed with an innovating amendment which also includes welcome design detail, including a mix of colour in the brick work. The developers have listened to the concerns of the Committee and responded with a design which is now welcomed;
- (d) the application does reference the Newton Building and the mellow colour of the bricks is welcomed. The application is supported;

- (e) there has been a valuable process of discussion. With the changes made to respect the height and form of surrounding buildings, the architect and applicant should be applauded and thanked. This proves that the planning process works.

RESOLVED that the proposed revisions are supported and that subject to the receipt of revised elevation and layout drawings to reflect the proposed revisions, authority is delegated to the Chief Planner to grant Planning Permission subject to the conditions listed in the draft decision notice at the end of the report. Power to determine the final details of the conditions are also delegated to the Chief Planner.

It is noted that Councillor Malcolm Wood did not support the application.

15 BROADMARSH CAR PARK DEVELOPMENT BRIEF

Paul Seddon, Chief Planner, presented the Broadmarsh Car Park Development Brief. The briefing document was issued as a supplement to the agenda and sets out the guiding design principles for the replacement Broadmarsh car park, the full details of which are set out in the Planning Brief.

It is intended that the car park and bus station will remain integrated, with retail units at street level and possibly a residential element.

Paul Seddon delivered a short presentation on the Brief which included street and aerial view of the existing structure, CGIs of the blank outline structure which aligned to the brief, along with photographs of other similar schemes where a variety of approaches and finishes were applied. The exact internal layout and exterior design is yet to be proposed, and will be the subject of a future application to Committee.

The current structure adds no aesthetical benefit to the area but the new building will contribute to the re-invigoration of this section of the City Centre. Conservation areas have been considered in the boundary of the brief, as has the character of surrounding streets, transport and connectivity, site routes and junctions and the potential to 'activate' the street levels of the building with retail. Previous proposals included that a section of Collin Street would be pedestrianised and this will be progressed.

It is recognised that the bus station is an important aspect of the City's transport network and whilst there is likely to be some disruption during the redevelopment, efforts will be made to maintain the smooth operation of bus services from a nearby site.

As the surrounding road usage will change, access to both the new bus station and car park will be re-sited. The pedestrian access to the carpark and bus station will be emphasised, possibly with digital screens.

Comments of the Committee included:

- (a) detailed design applications need to be conscious of the views from the Castle of the structure's roof. This is not usually a specific concern, however the roof of this building will be seen from the Castle, so needs to be approached with sensitivity;
- (b) care must be taken with regard to the pedestrian bridge from the Broadmarsh Centre to the car park. Current issues within the City reflect the importance of careful design and not just functionality;

- (c) it is hoped that the City Archaeologist will be involved at an early stage, prior to construction, as this will be a good opportunity to investigate how the River Leen was previously diverted underground;
- (d) the traffic in the area of the building may not meet current levels due to the reconfiguration of roads, but pollutant levels for residents of the building should be considered to ensure that there is no danger to health;
- (e) the brief is welcomed. The final proposal needs to fit in, be modern, functional and attractive;
- (f) a retail unit on the south side of the building is a concern for pedestrian traffic which would be required to cross is of the car park or bus station entrances. This may result in a street facing retail unit on this site is being unfeasible. The space may be better used within the bus station;
- (g) it's unfortunate that car park cannot be hidden from sight underground, as it's difficult to produce a handsome or pretty car park. It's also unfortunate that a ramp is required from canal Street to the car park but the practicalities of this are understood;
- (h) configuration of the bus station is vitally important and must be planned for at an early stage with consideration to the need for 'lay-off time' for buses travelling long journeys. There needs to be thorough consultation with bus operators as any later problems could damage Nottingham's reputation;
- (i) there needs to be adequate allowances and clearly defined areas for 'drop-off and pick-up' points. The current arrangement does not work well.

The Chief Planner responded to some of the Committee's comments as follows:

- (j) the City Archaeologist will be involved as part of the pre-application process;
- (k) traffic within the immediate area of the car park will be very different by the time the development is completed. Pedestrian access will be much improved and traffic and potential pollutant levels will be reduced;
- (l) there will be a generous footpath along Canal Street and testing will be done to ensure the retail unit on the south side of the building would be viable and the appropriate for the appearance and function of the building.

RESOLVED

- (1) for the comments of the Committee on the draft Development Brief to be noted and relayed to the Portfolio Holder for Planning, Housing and Heritage by the Chief Planner;**
- (2) to support the adoption of the draft Development Brief by the Portfolio Holder for Planning, Housing and Heritage.**