

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 21 November 2018 from 2.31 pm - 4.06 pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Brian Parbutt (Vice Chair)
Councillor Leslie Ayoola
Councillor Cheryl Barnard
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Josh Cook
Councillor Gul Nawaz Khan
Councillor Sally Longford
Councillor Mohammed Saghir
Councillor Wendy Smith
Councillor Malcolm Wood
Councillor Cate Woodward
Councillor Steve Young

Absent

Councillor Andrew Rule
Councillor Linda Woodings

Colleagues, partners and others in attendance:

James Ashton	- Transport Strategy Manager
Judith Irwin	- Senior Solicitor
Rob Percival	- Area Planning Manager
Paul Seddon	- Director of Planning and Regeneration
Nigel Turpin	- Team Leader, Planning Services
Zena West	- Governance Officer

43 APOLOGIES FOR ABSENCE

Councillor Andrew Rule – Work Commitments (Councillor Roger Steele attending as substitute)

Councillor Linda Woodings – Council Business

44 DECLARATIONS OF INTEREST

Councillor Steve Young declared an interest in agenda item 5d, Former Meadows Police Station, Crammond Road, as he is a member of the Nottingham City Homes Board. He withdrew from the meeting room during this item, and did not take part in discussion or voting.

45 MINUTES

The minutes of the meetings held 19 September 2018 and 17 October 2018 were agreed as a correct record and signed by the Chair.

46 DRAFT WATERSIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Paul Seddon, Director of Planning and Regeneration, presented a report on the Draft Waterside Supplementary Planning Document for noting. There is a commitment to make Nottingham a prosperous and vibrant place to work live and visit, with the Waterside area as a key aspirational residential area. The Supplementary Planning Document is now out for consultation, and contains vision and policies to steer the transformation of that area over next 15 years.

The Committee welcomed the Supplementary Planning Document, and agreed that the scheme will be important for Nottingham's future.

RESOLVED to note the report and its contents.

47 BROADMARSH CAR PARK, COLLIN STREET

Rob Percival, Area Planning Manager, introduced application 18/02038/PFUL3 by Leonard Design Architects on behalf of Nottingham City Council for provision of a new bus station and car park structure with a public library (Use Class D1), commercial space (Use Classes A1, A2, A3, A4 and A5), ancillary public facilities including a travel centre and a link footbridge. The application was brought to Planning Committee because it relates to a major development of critical significance to the City Centre where there are important land use, design, heritage and regeneration considerations.

Rob Percival gave a presentation showing comparable visuals of the previously approved scheme and the proposed amendments. He highlighted the following points:

- a) a scheme for the redevelopment of the bus station and car park was approved in February 2018, this represents a revision to that scheme, to incorporate the library. The lower ground level design is essentially very similar to the previous scheme. The upper ground level (level with Collin Street) now contains library with frontages to Collin Street and Carrington Street. There is a void space above this at the first car park level to allow for greater height in the library. The next floor includes another floor of the library on the Collin Street frontage;
- b) the size of the car park has been reduced in the redesign, with fewer parking spaces provided;
- c) it is proposed to shrink the digital advertising screen to allow for an expansive double height entrance to the library, with very little change on the other three corners of the building. The library is a welcome addition to the building, and it also makes enhancements to the outside of the building;
- d) the update sheet reflects the fact that the Environment Agency have withdrawn previous concerns;
- e) the update sheet also details the objection of Pedals to the fact that the revised scheme does not include cycle parking or lockers. The revision of the design has moved at a pace where the issue is ongoing in terms of design

development, but it is very much intended that a cycle hub still will be included. The latest plans suggest it will be located in the north eastern corner, which was its original proposed position, with potentially another area of cycle parking on the lower ground level near the bus station. A condition in the draft decision attached to the report already secures the provision of cycle parking by requiring details of the cycle scheme to be submitted for approval by the planning authority;

- f) the update sheet also proposes the deletion of the existing Condition 5 in light of the submission and approval of the various archaeological documents and the substitution of a new regulatory condition.

Following a number of questions and comments from the Committee, some additional information was provided:

- g) the library will be located in the city centre with many bus routes going to that point, along with accessible entrances. The change in internal levels within the library will be by steps, but there will also be an accessible lift option available;
- h) there will be the same proportion of electric charging points as in the previous design – 10% (only 5% are required to be electric charging point spaces);
- i) transport to a library is obviously a very important point. A number of additional bus stops are being explored, particularly on Canal Street, in light of the proposed library placement. The network will be analysed to see if stops on Middle Hill will be considered;
- j) although not a planning consideration, the proposed scheme will still be viable even if the redevelopment of the Broadmarsh Shopping Centre does not go ahead.

RESOLVED to:

- (1) grant planning permission subject to the conditions substantially in the form listed in the draft decision notice at the end of the report;**
- (2) delegate authority to the Director of Planning and Regeneration to determine the final details of the conditions.**

48 HORIZON FACTORY , THANE ROAD

Rob Percival, Area Planning Manager, introduced application 18/01455/POUT by Henry Boot Developments Plc for outline planning permission for the development of up to 46,556m² of B1, B2 and B8 industrial space, up to 12,115m² for a potential car showroom (use class Sui Generis) and with all matters reserved, except consideration of access. The application was brought to Planning Committee because is a major application where there are important land use considerations.

Rob Percival gave a presentation showing potential proposed layouts for the factory site. He highlighted the following points:

- a) the former John Player factory is currently vacant, awaiting demolition. The outline application is to establish the principle of the type of building that can go on the site. The Committee is only being asked to consider access as a detailed matter at this stage;
- b) possible layouts include a very large industrial building with smaller units, a large industrial building with a car dealership and smaller units, or two or three medium sized industrial buildings. The detailed scheme will come back for further consideration to Committee;
- c) as comments have not yet been received from the Environment Agency, a change to the recommendation is included on the update sheet to accommodate this. It is not anticipated that the Environment Agency will raise any issues of concern.

Following questions and comments from the Committee, some additional information was provided:

- d) It is welcomed that the proposed uses are still industrial, and Councillors noted that it was important to be flexible with possibilities for the site, as long as they remain primarily industrial in nature;
- e) it is difficult to know what the provision for cycle use at the site will be until it is known who is to develop and occupy the site, but cycle storage can be addressed at the reserved matters stage.

RESOLVED to:

- (1) grant planning permission subject to no material issues arising from the representations of the Environment Agency on flood risk issues, and subject to both the indicative conditions listed in the draft decision notice at the end of the report and any other conditions arising from the comments of the Environment Agency;**
- (2) delegate authority to the Director of Planning and Regeneration to determine the final details of the conditions.**

49 PLAYING FIELD AND POND NORTH EAST OF TENNIS CENTRE, UNIVERSITY BOULEVARD

Rob Percival, Area Planning Manager, introduced application 17/02866/PFUL3 by Nottingham City Council for planning permission to erect a three storey building providing undercroft parking, café, conference and meeting space at ground floor with office space above. The application was brought to Planning Committee because it is a major development on a prominent site where there are important design considerations.

Rob Percival gave a presentation showing photos of the vacant site and visuals of the proposed development. He highlighted the following points:

- a) half of the Nottingham Science Park site has been developed already, this is for the first phase of the second half of that larger site. The proposals include office accommodation, and a hub for the larger site, with a café and shared meeting spaces for use by the whole Science Park;
- b) the proposed building follows the existing master plan in terms of siting, form, scale and approach to undercroft parking;
- c) as there is an outstanding ecological assessment, the recommendation accommodates any matters which may arise from the further survey work required. It is anticipated that the assessment will be completed satisfactorily within a matter of days.

Following questions and comments from the Committee, additional information was provided:

- d) the site has stayed empty for a number of years. Councillors welcomed the development, with some commenting that the design was dramatic but in keeping with the rest of the Science Park, and would certainly enhance University Boulevard;
- e) the original design concept was based around the central wetland feature, which is now very mature. A pedestrian footpath currently gives access to a viewing platform over the nature reserve. The level change prohibits a path down to the nature reserve from the viewing platform;
- f) the provision of electric charging points in 10% of spaces within the car park can be secured by way of an additional condition;
- g) some Councillors commented that they did not like the appearance of the ground floor screening of the car park. A condition requires the submission and approval of materials, so improvements can be sought. .

RESOLVED to:

- (1) **grant planning permission subject to no material issues arising from the further ecological assessment and subject to:**
 - i) **the indicative conditions listed in the draft decision notice at the end of the report;**
 - ii) **the addition of a condition re electric charging points;**
 - iii) **and any other necessary conditions arising from the further ecological assessment;**
- (2) **delegate authority to the Director of Planning and Regeneration to determine the final details of the conditions.**

50 FORMER MEADOWS POLICE STATION, CRAMMOND CLOSE

Councillor Steve Young left the room prior to discussion, consideration and voting on this item, due to his declared interest.

Rob Percival, Area Planning Manager, introduced application 17/02512/PFUL3 by Nottingham City Homes for planning permission to demolish the existing police station building and construct a 3 and 4 storey block of 21 two bedroom apartments with associated car parking and amenity spaces and the extension of Rutland Close to form a new vehicular junction with Meadows Way. The application was brought to Planning Committee at the request of a local Ward Councillor who has raised valid planning reasons.

Rob Percival gave a presentation showing maps of the area, aerial views of the context with existing properties, a map of the proposed extension to Rutland Close, and visuals of the proposed development. He highlighted the following points:

- a) the site sits on the north western edge of Meadows, opposite the NG2 Business Park. It sits on the edge of an area which has seen a lot of transformation recently;
- b) the proposals include interesting design features, such as darker brick work for the corner feature, along the base and as an accent material elsewhere, and a curved form to the building. It is proposed that the main brick colour will be buff, in keeping with much other brickwork in the Meadows;
- c) the update sheet proposes an amendment to condition 7 in the draft decision notice requiring provision of secure gates;
- d) brick detailing around the windows has been added in response to concerns raised on earlier designs.

Following questions and comments from the Committee, additional information was provided:

- e) Councillors agreed that the building design was attractive and of high quality, particularly the curve to the building. The brief was put together by Nottingham City Council, with the design developed by Nottingham City Homes and their architects through negotiation with the City Council. Work has taken place with Nottingham City Homes to ensure that the scheme can be delivered on budget, given the high quality;
- f) the trees used in the boundary treatment will be columnal trees with a fairly narrow canopy, in order to avoid or lessen future maintenance issues related to them;
- g) the Committee noted that the flats being developed on Arkwright Walk use an attractive combination of red, brown and buff brick colours, and that the same bricks could be considered for this scheme;
- h) there are no south facing houses behind this development, so the effect on light obstruction of neighbouring properties will be minimal;
- i) the securing of local employment and training opportunities is done by agreement with Nottingham City Homes rather than via planning and that arrangement already exists with Nottingham City Homes

- j) there is generous re-cycling provision within the waste storage facility of the scheme.

RESOLVED to:

- (1) grant planning permission subject to:**
 - i) prior completion of a S106 Planning Obligation to secure an off-site Public Open Space financial contribution of £19,488.84 towards the restoration of the Victoria Embankment War Memorial;**
 - ii) the indicative conditions substantially in the form of those listed in the draft decision notice at the end of the report plus amended condition 7 (regarding the secure access gates);**
- (2) delegate authority to the Director of Planning and Regeneration to determine the final details of both the conditions and the S106 Planning Obligation;**
- (3) note that the Committee is satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligation sought is:**
 - i) necessary to make the development acceptable in planning terms;**
 - ii) directly related to the development and;**
 - iii) fairly and reasonably related in scale and kind to the development;**
- (4) to note that the Committee is satisfied that the planning obligation(s) sought that relate to infrastructure would not exceed the permissible number of obligations according to Regulation 123(3) of the Community Infrastructure Levy Regulations 2010.**

Councillor Steve Young returned to the room for the remainder of the meeting.

51 LAND TO THE REAR OF 11 WESTERN TERRACE

Rob Percival, Area Planning Manager, introduced application 18/01400/PFUL3 by Phoenix Planning (UK) LTD for planning permission for the erection of a detached single storey dwelling. The application was brought to Planning Committee at the request of the local Ward Councillor who has raised valid planning reasons.

Rob Percival gave a presentation showing photos of the site, and visuals of the proposed development. He highlighted the following points:

- a) the proposed development is not in line with policies for heritage conservation in the Park. Planning permission was previously granted on appeal for demolition and rebuilding of boundary walls and erection of new entrance gates. The Council had refused the application on the grounds that loss of the trees arising from the proposal would harm the character and appearance of the Conservation Area. The appeal was allowed subject to the provision of a scheme for re-planting. The proposal takes this a step further by placing a dwelling on that plot;

- b) representations from the applicant make a case for the development to be allowed. Their case is that it is now a separate plot and an untidy site. There have been some comments in support from local residents;
- c) objections have been received from the Civic Society and the Park Estate. A new dwelling would threaten trees on the site and limit placement of new trees to replace those removed for resulting in damage to the wall;
- d) Granting the application would result in the permanent sub-division of the plot.

Following questions and comments from the Committee, some additional information was provided:

- e) the proposed building is very low lying and unobtrusive, and there is precedent for a building of this style elsewhere in the Park. Generally speaking new dwellings have been conversions or replacements of existing buildings, so this is different in that regard;
- f) The principle of resisting the subdivision of large gardens within the Park is an important one, and if this were allowed that may in itself set a precedent;
- g) whilst some Councillors felt the scheme would improve an untidy site, other Councillors noted that the applicants themselves have allowed the site to become untidy, and the Council's response to that behaviour should not be to grant planning permission but to require landowners to remedy the situation;
- h) it was felt that granting planning permission in such a situation could incentivise the subdivision of other large gardens.

RESOLVED to:

- (1) refuse planning permission for the reasons set out in the draft decision notice at the end of the report;**
- (2) delegate authority to the Director of Planning and Regeneration to determine the final details of the reasons for refusal.**

Councillor Malcolm Wood asked that his vote against the above resolution be recorded.