

## **NOTTINGHAM CITY COUNCIL**

### **PLANNING COMMITTEE**

**MINUTES of the meeting held at LB31-32 - Loxley House, Station Street, Nottingham, NG2 3NG on 18 February 2015 from 2.30pm- 4.27pm**

#### **Membership**

##### Present

Councillor Chris Gibson (Chair)  
Councillor Liaqat Ali  
Councillor Cat Arnold  
(minutes 62-67 inclusive)  
Councillor Graham Chapman  
(minutes 62-63 and 66-67 inclusive)  
Councillor Azad Choudhry  
(minutes 62-68 inclusive)  
Councillor Alan Clark  
Councillor Michael Edwards  
Councillor Rosemary Healy  
Councillor Gul Nawaz Khan  
Councillor Sally Longford  
Councillor Wendy Smith  
Councillor Roger Steel  
Councillor Malcolm Wood

##### Absent

Councillor Ginny Klein  
Councillor Eileen Morley

#### **62 APOLOGIES FOR ABSENCE**

Councillor Ginny Klein (unwell)  
Councillor Eileen Morley (leave)

#### **63 DECLARATIONS OF INTERESTS**

Councillor Graham Chapman declared a pecuniary interest in agenda item 4(a) (Sports Complex, University of Nottingham, minute 65) and in agenda item 4(c) (Technology Entrepreneurship Centre, University of Nottingham, minute 69) as his spouse was employed by the University of Nottingham. Councillor Chapman left the meeting prior to discussion of each item.

#### **64 MINUTES**

The Committee confirmed the minutes of the meeting held on 21 January 2015 and they were signed by the Chair.

#### **65 SPORTS COMPLEX, UNIVERSITY OF NOTTINGHAM**

Having previously made a declaration of interest, Councillor Graham Chapman left the room prior to consideration of the item.

At its January 2015 meeting, the Committee considered a report on application 14/02540/PFUL3, submitted by David Morley Architects on behalf of the University of Nottingham for the erection of a new sports centre, with associated vehicular access, car park and other works. A majority of councillors had serious concerns about the loss of 3 veteran oak trees required by the application and the Committee resolved not to accept the officer recommendation to approve the application, deferring consideration of its detailed reasons for refusal to its February 2015 meeting – see minute 60 dated 21 January 2015.

Rob Percival, Area Planning Manager, introduced an update report of the Head of Development Management and Regeneration, on this application, detailing revised plans for the erection of the new sports centre, with associated vehicular access, car park and other works which would enable the retention of the 3 veteran oak trees and representing a material change in circumstances since the matter was last considered in January 2015.

The Committee also considered additional information contained in the update sheet, copies of which had been placed around the table and which had also been published subsequent to the agenda being published.

Mr Percival made the following points:

- (a) the proposed sports hall has been repositioned 9 metres to the south east, enabling the retention of the 3 veteran oak trees;
- (b) the revised plans require the demolition and replacement of the existing sports hall which it had originally been proposed to retain, resulting in relatively modest changes to the elevations of the building;
- (c) there is a minor adjustment to the siting of the triangular shaped block containing the indoor sprint track, fitness suite, sports science and rooftop viewing terrace;
- (d) there is a reduction in size of the plaza area at the eastern corner of the new building, a reduction in car parking spaces along the south east elevation of the building, and an amended link to the existing swimming pool building;
- (e) reconsultation for the revised scheme is underway and will run until 24 February 2015.

The Committee unanimously welcomed the revised proposals, and were assured by the information in the update sheet that the day nursery would not be adversely affected under the revised proposals.

## **RESOLVED**

- (1) subject to the expiry of the reconsultation period on 24 February 2015 and the receipt of no representations raising material issues or objections that have not been addressed in this update report, update sheet and the report and update sheet considered by the Planning Committee in January 2015:**

**Planning permission be granted subject to the conditions substantially in the form listed in the draft decision notice at the end of this report for the reasons set out in the report;**

- (2) power to determine the final details of the conditions be delegated to the Head of Development Management and Regeneration.**

**66 TALBOT HOUSE, TALBOT STREET**

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 14/02526/PFUL3, submitted by Corstorphine and Wright of behalf of Lester Hotels, for the demolition of buildings except for the front section of Talbot House and the erection of new buildings of up to 8 storeys comprising studios, cluster flats and accessible flats and the conversion of the front section of Talbot House to provide student facilities.

The Committee also considered additional information contained in the update sheet, copies of which were placed around the table and which had also been published subsequent to the agenda publication.

During discussion, the Committee made the following points:

- (a) the proposals for the Talbot Street element of the scheme were acceptable to the Committee. However, councillors were concerned about several elements of the scheme as it affected Wollaton Street, including:
- the overbearing appearance and 'heaviness' of the proposed cladding;
  - the stark appearance of the proposed ground floor;
  - the massing at the lower South East end of the building;
  - the lack of lighting currently proposed for the overhanging element of the building;
- (b) in view of councillors' concerns regarding the Wollaton Street element of the scheme, the Committee agreed that a group comprising the Chair, Vice-Chair and Opposition spokesperson should be consulted further on detailed design for the appearance of this element of the scheme.

**RESOLVED**

- (1) subject to prior completion of a Section 106 Planning Obligation which shall include:**

**(a) a financial contribution of £153,007 towards the upgrade or improvement of open space or public realm within the city centre;**

**(b) a student management agreement;**

**grant planning permission for the reasons set out in the report, subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of the report;**

- (2) delegate power to determine the final details of:**

- (i) **the terms of the Planning Obligation;**
  - (ii) **the conditions of planning permission to the Head of Development Management and Regeneration. The authority to approve the final details of the elevations and materials to be used, which are required to be discharged under proposed condition 5 of the Permission shall be subject to consultation with the Chair, Vice Chair and Opposition Spokesperson;**
- (3) **that councillors are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligation sought is:**
- (a) **necessary to make the development acceptable in planning terms,**
  - (b) **directly related to the development, and**
  - (c) **fairly and reasonably related in scale and kind to the development.**

**67 MAVILLE WORKS, BEECH AVENUE**

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 14/02325/PFUL3 submitted by Zenith Planning and Design on behalf of Maville Court Ltd for the conversion of Maville House to 10 houses, erection of 8 new houses, conversion of an outbuilding to 4 houses (all within Class C3) and demolition of extensions and outbuildings.

During discussion, the Committee made the following points:

- (a) in response to a councillor's question, Mr Poole explained that the application was for the development of C3 properties, and that subletting to students was not permitted;
- (b) Mr Poole explained that the developers would normally put a management company in place to maintain the properties and their surroundings;
- (c) the Committee did not want the development to become a gated community;
- (d) there needed to be reference to provision of street lighting and waste disposal bins within the conditions applicable to the scheme.

**RESOLVED**

- (1) **subject to prior completion of a Section 106 Planning Obligation which shall include a financial contribution of £59,613.04 towards the upgrade or improvement of open space or public realm grant planning permission for the reasons set out in the report, subject to:**
- (i) **the indicative conditions substantially in the form of those listed in the draft decision notice at the end of the report,**
  - (ii) **an additional condition requiring that the matter must be brought back to this Committee if the developers wish make the development a gated community,**

- (iii) an amendment to proposed condition 5 of the Permission to address the outdoor management of the common parts of the site, landscaping, street lighting and bin storages;**
- (2) delegate power to determine the final details of both the terms of the Planning Obligation and conditions of planning permission to the Head of Development Management and Regeneration;**
- (3) that councillors are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligation sought is:**
  - (a) necessary to make the development acceptable in planning terms,**
  - (b) directly related to the development, and**
  - (c) fairly and reasonably related in scale and kind to the development.**

**68    2 FOXHALL ROAD**

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 14/02652/PVAR, proposing a variation of condition 3 of planning permission 10/00311/PFUL to allow revised opening hours on a Saturday for a small repair garage.

During discussion, the Committee made the following points:

- (a) the variation seeks permission to extend the current Saturday opening times of 9am - 1pm to 9am - 6pm;**
- (b) the main issue for adjoining neighbours was the additional parking and noise disturbance, especially from power tools. There has also been correspondence received in support of the extension of the current opening hours;**
- (c) councillors spoke both in favour of and against the general principle of operating the garage from 9am to 6pm on a Saturday. However, a consensus emerged for the granting of temporary permission to open on Saturday afternoons for a period of 1 year, in line with the officer recommendation.**

During consideration of this item, Councillors Arnold and Chapman left the room and took no part in the discussion and did not vote on this item.

**RESOLVED to**

- (1) grant temporary permission to open on Saturdays from 9am to 6pm for a period of 1 year, subject to the conditions listed in the draft decision notice at the end of the report;**
- (2) delegate power to determine the details of the conditions to the Head of Development Management and Regeneration.**

**69 TECHNOLOGY ENTREPRENEURSHIP CENTRE, UNIVERSITY OF NOTTINGHAM**

Having previously made a declaration of interest, Councillor Graham Chapman left the room prior to consideration of the item.

Rob Percival, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 14/03091/PFUL3, submitted by the University of Nottingham for a 3-storey Technology Entrepreneurship Centre.

The Committee also considered additional information contained in the update sheet, copies of which had been placed around the table and which had also been published subsequent to the agenda being published.

The Committee strongly supported the scheme, praising the striking, innovative design. The Committee noted the comments of the Environment Agency and agreed the additional conditions detailed in the update sheet.

During consideration of this item Councillor Choudhry left the room, and therefore took no part in the discussion and did not vote on the item.

**RESOLVED to**

- (1) grant planning permission, subject to the conditions listed in the draft decision notice at the end of the report as amended by the update sheet and the additional conditions listed within the update sheet;**
- (2) delegate power to determine the final details of the conditions to the Head of Development Management and Regeneration.**