

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at LB31/32 - Loxley House, Station Street, Nottingham, NG2 3NG on 22 April 2015 from 2.30pm- 3.42pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Liaqat Ali
Councillor Cat Arnold
Councillor Graham Chapman
Councillor Alan Clark
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Ginny Klein
Councillor Sally Longford
Councillor Eileen Morley
Councillor Malcolm Wood

Absent

Councillor Michael Edwards
Councillor Wendy Smith
Councillor Roger Steel
Councillor Azad Choudhry

79 APOLOGIES FOR ABSENCE

Councillor Michael Edwards (personal)
Councillor Wendy Smith (leave)
Councillor Roger Steel (other Council business)

80 DECLARATIONS OF INTERESTS

Councillors Graham Chapman and Alan Clark both declared an interest in item 4a 'Car Park on site of Queens House, Queens Road' as Nottingham City Council-appointed directors of EnviroEnergy Ltd, which did not preclude them from speaking or voting.

81 MINUTES

The Committee confirmed the minutes of the meeting held on 18 March 2015 as a correct record and they were signed by the Chair.

82 CAR PARK ON SITE OF QUEENS HOUSE

Rob Percival, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 15/00462/PFUL3, submitted by CPMG Architects Ltd on behalf of Langar Investments Ltd for a new student development comprising 215 self-contained units with ancillary accommodation at ground floor and associated works.

The Committee also considered additional information contained in 2 update sheets, copies of which were placed round the table and which had been published subsequent to the agenda.

During discussion, the following comments were made by members of the Committee:

- (a) there was strong support in principle for placing student accommodation on the site, and for the communal accommodation available for occupants;
- (b) there was consensus that the proposed exterior treatment was too dark and would make the street oppressive;
- (c) the Chair questioned if there was merit in re-positioning the building on the site;
- (d) one or two commented that the building was a floor or so too high;
- (e) the set back of the ground floor was queried;
- (f) concern was expressed about the horizontal emphasis of the design, with insufficient verticality in the elevational treatment.

In response, Mr Percival confirmed that the ground floor front elevation was set back very slightly and that the current proposal, with the courtyard of the U-shaped configuration facing away from Queens Road was to respect the adjacent building line and to maximise access to natural light. Having the courtyard opening onto Queen's Road was not feasible.

RESOLVED to grant planning permission for the reasons set out in the report, subject to:

- (a) the indicative conditions substantially in the form of those listed in the draft decision notice with amendments to conditions 5 (drainage) and 8 (remediation strategy) as detailed in the update sheets;**
- (b) additional conditions 22 (flood risk) and 23 (traffic management) as detailed in the update sheets;**
- (c) Design and external materials, specifically relating to the colour of the external material and verticality of the design, to be approved by the Head of Development Management and Regeneration in consultation with the Chair, Vice-Chair and Opposition spokesperson; and**
- (d) Prior completion of a Section 106 Planning Obligation, to include:**
 - (i) a financial contribution of £86,569.75 towards the improvement and provision of sport, recreational and visitor facilities at the Victoria Embankment;**
 - (ii) a student management scheme which shall include a restriction on car usage;**
- (e) delegate authority to determine the final details of both the terms of the Planning Obligation and the conditions of planning permission to the Head of Development Management and Regeneration.**

83 GOVERNMENT BUILDINGS, CHALFONT DRIVE - VARIATION OF EXISTING PLANNING OBLIGATION

Rob Percival, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 09/02049/POUT, to modify the existing planning obligation relating to the development at the former Government Buildings, Chalfont Drive.

Mr Percival summarised proposed modifications to the Section 106 Agreement dated 17 November 2011 (as varied on 18 October 2013) and detailed in the report:

- a new requirement to provide a financial contribution towards education provision of £1,021,517;

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- a revised requirement to provide 16.8% on-site affordable housing (down from 20%);
- to provide reimbursement for provision of Kangaroo Passes to all households up to a maximum value of £166,905 (replacing an obligation to provide Smarter Choices packs);
- to revise the obligation to submit a scheme for an on-site equipped play area so that the cost might fall below the original agreed minimum of £120,000.

During discussion, the following comments were made:

- (a) the new Section 106 contribution to education was likely to go to secondary provision;
- (b) Mr Percival confirmed that there was a formal definition of 'Affordable housing' against which delivery of the obligation would be assessed;
- (c) Mr Percival advised that transport and traffic flow issues had been considered in depth at the outline planning permission stage.

RESOLVED to

(1) grant authority to modify the Section 106 agreement dated 17 November 2011 (as varied on 18 October 2013) in relation to the former Land Registry Buildings, Chalfont Drive in the following respects:

(i) To require a financial contribution towards education provision of £1,021,517;

(ii) To require a 16.8% on-site affordable housing scheme (in place of the existing obligation to provide 20% on-site affordable housing);

(iii) To provide reimbursement for the provision of Kangaroo Passes to all households to a total maximum value of £166,905 (in place of the existing obligation to issue Smarter Choices Packs to each household); and

(iv) That the local planning authority may agree with the developer that the value of the equipped play area to be provided on site may be less than £120,000;

(2) delegate authority for details of the modification agreement to the Head of Development Management And Regeneration.

84 GOVERNMENT BUILDINGS, CHALFONT DRIVE - RESERVED MATTERS

Rob Percival, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration, on application 14/02823/PRES4 by Urbanissta Development Planning on behalf of Bellway Homes East Midlands relating to reserved matters for 345 dwellings (Phase 1) of outline planning consent reference 09/02049/POUT (details of layout, access, appearance and landscaping) at the former Government Buildings, Chalfont Drive.

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

During discussion, the following points were made:

- (a) The impact of the development on existing properties on Prestwood Drive was queried. Mr Percival explained the minimum distance between existing and new properties, which was generous by current standards. He also confirmed that whilst not achieved

in every instance, the proposed bungalows had intentionally been positioned adjacent to existing bungalows, particularly those on Prestwood Drive;

- (b) Concern was expressed about the effect on traffic levels on the junction of Beechdale Road. Mr Percival reiterated that transport and traffic flow issues had been considered in depth at the outline planning permission stage. He confirmed that the site had 2 vehicle exits onto Robins Wood Road, and that the development was designed to deter it being used as a cut through for traffic;
- (c) The importance of having good quality boundary treatment between existing houses and the site was highlighted.

RESOLVED to

- (1) 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 and the two additional conditions in relation to elevational treatment of the “Farndon” apartment buildings and in relation to proposed ground levels as detailed in the update sheet;**
- (2) delegate authority for final details of the conditions to the Head of Development Management And Regeneration.**

85 DATE OF NEXT MEETING

The Committee noted that the next meeting of Planning Committee is scheduled to take place on Wednesday 27 May 2015, subject to confirmation at Annual Council.

The Committee expressed its thanks to Councillor Eileen Morley, who was not seeking re-election, for her work on the Committee.