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NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 22 January 2014 from 14.30 - 15.40

- ✓ Councillor Chris Gibson) (Chair
- ✓ Councillor Gul Nawaz Khan (Vice Chair)
- ✓ Councillor Liaqat Ali
- Councillor Cat Arnold
- ✓ Councillor Graham Chapman
- ✓ Councillor Azad Choudhry
- ✓ Councillor Alan Clark
- ✓ Councillor Emma Dewinton (minutes 73 – 79)
- ✓ Councillor Michael Edwards
- ✓ Councillor Ginny Klein
- ✓ Councillor Sally Longford
- ✓ Councillor Ian Malcolm (minutes 73 – 80)
- ✓ Councillor Eileen Morley
- ✓ Councillor Wendy Smith (substitute for Councillor Cat Arnold)
- Councillor Roger Steel
- ✓ Councillor Malcolm Wood

✓ indicates present at meeting

Colleagues, partners and others in attendance:

Paul Seddon	-	Head of Development Management)
		and Regeneration)
Rob Percival	-	Area Planning Manager)
Martin Poole	-	Area Planning Manager) Development
Nigel Turpin	-	Design and Conservation Manager)
Lisa Guest	-	Traffic and Safety)
Ann Barrett	-	Senior Solicitor) Resources
Rav Kalsi	-	Constitutional Services Officer)

73 APOLOGIES FOR ABSENCE

Councillor Cat Arnold – non-Council business
Councillor Roger Steel – other Council business

74 DECLARATIONS OF INTERESTS

None.

75 MINUTES

Subject to Councillor Gibson's interest be changed to the NET Partnership at minute 66, the Committee confirmed the minutes of the meeting held on 18 December 2013 as a correct record and they were signed by the Chair.

76 CANAL CONSERVATION AREA - PROPOSED EXTENSION OF DESIGNATION AREA

The item was withdrawn from the agenda to enable further consideration of the representations which had been received.

77 VICTORIA CENTRE COMPLEX, VICTORIA CENTRE, MILTON STREET

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration on application 13/02822/PFUL3 submitted by Nathaniel Lichfield and Partners on behalf of Intu Properties plc, for planning permission to make external alterations to the lower Parliament Street/Milton Street entrance of the Intu Victoria Centre.

The Committee welcomed the applicant's changes to the original design including the use of colour changing LED technology which would reflect and promote the season, festivals, celebrations and local events.

RESOLVED

- (1) to grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice:**
- (2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**

78 2-20 (EVENS) ROBIN HOOD CHASE, THE CHASE PUBLIC HOUSE AND FORMER ST ANN'S HEALTH CENTRE, ST ANN'S WELL ROAD

Paul Seddon, Head of Development Management and Regeneration introduced the report on application 13/02738/PFUL3 submitted by BM3 Architecture Ltd on behalf of Willmott Dixon and Nottingham City Council, for planning permission to erect 45 apartments, three retail units (2 no. Class A1 use and 1 no. Class A1/A2 use) and public square.

Mr. Seddon reported receipt of the following additional comments/information since publication of the report:

The applicant had suggested changes to the timings for the submission of details for the design of the public square and its delivery as set out in conditions 21 and 22 of the draft decision notice. Delivery of the new public square will require the demolition of a building, the occupiers of which may be relocating into the new shops. There was a concern should there be a delay in the occupancy or the demolition of the existing row of shops, this would adversely affect the redevelopment and the success

of the retail and sheltered scheme. The applicant therefore suggested that the triggers be amended to the following:

Condition 21. Submission and approval of plans for the square within 18 months of commencement of build or as otherwise agreed with the Council.

Condition 22. Build will commence within 12 months of the demolition of the retail/maisonettes buildings on the proposed square or as otherwise agreed with the Council.

The suggested revisions for the submission of the design of the new public square and its delivery were considered acceptable by officers and it was suggested that conditions 21 and 22 be revised as follows:

21. Within 18 months of the commencement of the development on site details of the public square, to include finished levels, surfacing treatment, landscaping, lighting and street furniture shall be submitted to and agreed in writing, unless otherwise agreed with the Local Planning Authority.

22. The construction of the public square shall be commenced within 12 months of the demolition of the existing building on the site of the proposed square, unless otherwise agreed in writing with the Local Planning Authority.'

In response to questions and comments from the Committee it was indicated that the use of a core palette of three materials, red brick, timber effect cladding and a light grey brick was proportionate to the existing features in the area. Concerns were raised regarding the apartments only being served by a single lift and officers confirmed that they would hold further discussions with ASRA (the proposed social housing provider) to confirm that they were satisfied that a single lift was sufficient.

RESOLVED

(1) to grant planning permission subject to:

- (i) the conditions substantially in the form of those listed in the draft decision notice and the amended conditions referred to above;**
- (ii) further discussions taking place with ASRA on the type of users to be accommodated within the supported living scheme to determine whether a single lift within the scheme is sufficient.**

(2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.

79 THE WELLS ROAD CENTRE, THE WELLS ROAD

Rob Percival, Area Planning Manager introduced the report on application 13/02630/PFUL3 submitted by Hooley Tratt Partnership Ltd on behalf of Notts Healthcare NHS Trust, for planning permission to erect new, 4.2 m high, security fencing with gates and new access.

Mr. Percival reported receipt of the following additional comments/information since publication of the report:

1. A meeting had been held between the applicant (NHS), the agent, the Locality Manager (Dorothy Holmes) and Councillor Dewinton to discuss the possibility of safeguarding an area of the NHS site for future parking needs should the Chapel on the adjacent site come forward for use as a community facility. The NHS were agreeable in principle to part of their site being used for parking, but in view of timescales for the project would like the application to be determined in its current form. The applicant's agent suggested that any change to the fence line arising out of further discussions in relation to car parking could be addressed through an amendment to the proposals once the discussions are concluded. This was considered to be a reasonable approach.
2. Highways have no objection subject to the details of the modified footway and vehicular crossing.
- 3 The following additional conditions were also recommended:
 - Notwithstanding the details shown on the submitted drawings, the new walls adjacent to the modified vehicular access onto The Wells Road shall be constructed solely from red brick and coping stones to match the existing wall, unless otherwise agreed in writing by the local planning authority.

Reason: to preserve the character and appearance of the conservation area, to comply with Policy BE14 of the Nottingham Local Plan.

- The modified access hereby permitted shall not be brought into use until the access has been designed and laid out in the form of a continuous footway with a vehicular crossing in accordance with details to be first submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, to comply with Policy BE2 of the Nottingham Local Plan.

Following questions and comments from the Committee, it was confirmed that the wording of the condition detailing the management and maintenance plan would be strengthened to take account of the vegetation at the perimeter of the area to be enclosed and in particular the gap between the new fencing and the existing fence and the wall which were being retained.

RESOLVED

- (1) to grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice and to those amended and additional conditions referred to above;**
- (2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**

80 SITE WEST OF 206 CINDERHILL ROAD, OCCUPATION ROAD

Martin Poole, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration on application 13/01446/POUT submitted by CBP Architects on behalf of O’Keeffe Building Services Ltd for outline planning permission for 99 bed residential care accommodation and a day nursery.

Martin Poole reported receipt of the following additional comments/information since publication of the report:

- 1 The existing site plan had been amended to provide an accurate representation of the site boundary (reflecting that shown on the proposed site plan) particularly in relation to the properties to the east of the site. The proposed site plan had been updated to show the application site within the context of surrounding properties.
- 2 The Extra Care wing of the proposed care facility which extends across the site from west to east, had been rotated slightly to the north to increase the distance between the building and the existing residential properties to the east of the site.

Officers felt that the existing and proposed site plans were now consistent in terms of the position of the site boundary and the addition of details of surrounding properties to the proposed site plan, was helpful. The amendment to the footprint of the building, by rotating the Extra Care wing, had increased the distance between the nearest corner of the proposed building and the nearest property to the east, from 16m to 20m. This distance was considered to be sufficient to prevent any significant impact upon the occupiers of the properties to the east through overbearing impact and loss of privacy, particularly as the windows within the proposed building do not provide a direct view towards these properties.

Following questions and comments from the Committee, it was confirmed that Highways were satisfied that there would be no incremental excess of parking issues in the locality. Sustainable travel, the requirement for a travel plan and parking were addressed by the suggested conditions.

RESOLVED

- (1) to grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice;**
- (2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**

81 FORMER INDUSTRIAL SITE TO WEST OF CAR PARK, OAK STREET, CARRINGTON

Rob Percival, Area Planning Manager, introduced a report of the Head of Development Management and Regeneration on application 13/02143/PFUL3 by

Henry Mein Partnership on behalf of J S Associates, for planning permission for the erection of 5 dwellings following demolition of existing buildings.

Mr. Percival reported that amended elevation drawings had been received. The amended elevations pick up on the features of the surrounding dwellings such as brick detailing and bay windows running to the ground. It was considered that the elevations are an appropriate modern response to the site's context.

The Committee requested that further discussions take place with the applicants with regards to external design detailing and the materials to be used prior to the discharge of proposed condition 2, but that this matter be delegated to officers.

RESOLVED

- (1) to grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice;**
- (2) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**