

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 15 June 2016 from 14.31 - 15.19

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Cat Arnold (Vice Chair)
Councillor Graham Chapman
Councillor Alan Clark
Councillor Michael Edwards
Councillor Sally Longford
Councillor Andrew Rule
Councillor Josh Cook
Councillor Wendy Smith

Absent

Councillor Azad Choudhry
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Brian Parbutt
Councillor Malcolm Wood
Councillor Linda Woodings
Councillor Steve Young

Colleagues, partners and others in attendance:

Paul Seddon - Head of Planning
Rob Percival - Area Planning Manager
Nigel Turpin - Heritage and Urban Design Manager
Tamazin Wilson - Legal Advisor
Catherine Ziane-Pryor - Governance Officer

8 APOLOGIES FOR ABSENCE

Councillor Azad Choudhry – leave
Councillor Rosemary Healy – personal reasons
Councillor Gul Khan – health reasons
Councillor Brian Parbutt – leave
Councillor Malcom Wood – health reasons
Councillor Linda Woodings – personal reasons
Councillor Steve Young - health reasons.

9 DECLARATIONS OF INTERESTS

None.

10 MINUTES

The minutes of the meeting held 18 May 2016 were confirmed and signed by the Chair.

11 PLANNING APPLICATIONS: REPORTS OF THE HEAD OF PLANNING

a FORMER HINDLE HOUSE, TRAFFIC STREET (Agenda Item 4a)

Rob Percival, Area Planning Manager, introduced the report and application number 15/03198/PFUL3 by CPMG Architects on behalf of HC1 Land Ltd, for planning permission for 62 new apartments and associated works.

The application is brought to Committee because it is for a major development.

It is noted that the update sheet provided a revised recommendation.

Rob Percival delivered a brief presentation which included an aerial view of the site in context of the surrounding properties, plans, including selected floorplans of the 4 storey proposal, street views of the current site and CGI street level images of the proposed development.

Since the plans were first submitted several changes have been made including the introduction of soft landscaping to the frontage of the development and the addition of a green roof.

Members of the Committee welcomed the proposal as good architectural design which will benefit the regeneration of the Area.

Member's questions were responded to as follows by Rob Percival;

- (a) with regards to the concern raised by the Civic Society that traditional red brick would be more appropriate than the proposed buff brick colour, there is not a strong feeling that red brick was an imperative given the context of the site. The architect also felt that the buff colour was integral to the integrity of the design;
- (b) biodiversity on the banks of 'Tinkers Leen' has been considered and is reflected within the report and the conditions;
- (c) it is not know who owns the small triangle of natural vegetation bordering the proposed development and Tinkers Leen but this could be clarified with the applicant;
- (d) the 'underpass' vehicular access and pedestrian side access will be gated.

Member's comments included:

- (e) the design and appearance of the scheme were generally well received;
- (f) once ownership of the small triangle of natural vegetation is clarified, it would be beneficial to local residents and the City Council to ensure responsibility is taken for its management;
- (g) the depth to the elevations and inclusion of greenery is welcomed;
- (h) gated communities can be difficult to engage and it's a concern that they may be isolated from the local community;
- (i) the colour of the proposed buff bricks is the same colour as the local stone and Nottingham Castle outcrop so should be welcomed as linking into the local history of Nottingham;
- (j) consideration should be given to the means of enclosure for the site boundaries, particularly the boundary to the Tinker's Leen;

RESOLVED

- (1) subject to the submission of a satisfactory Sequential Test that demonstrates that there are no sequentially preferable sites for the development in flood risk terms, planning permission is granted subject to:**
 - (i) the indicative conditions listed in the draft decision notice;**
 - (ii) an amendment to indicative condition (4) to include a requirement for the management and on-going maintenance arrangements for the landscaping, and details of the means of enclosure for the site boundaries, to be approved by the Authority;**
 - (iii) an amendment to indicative condition (2) to require that the approval of the colour of the brick to be used for the development shall be approved by the Authority subject to consultation with the Chair, Vice-Chair and Opposition member;**
- (2) to delegate power to determine the final details of the conditions to the Head of Planning.**

b NUMBER ONE, NOTTINGHAM SCIENCE PARK (Agenda Item 4b)

Rob Percival, Area Planning Manager, introduced the report and application number 16/000957/PFUL3 by Jones Lang LaSalle on behalf of Kaplan International College, for a change of use of part of the building from B1 use to D1 use.

The application is brought to Committee because the application represents a departure from the Development Plan which designates the site for Class B1 light industrial/research and development use, whilst the application is to use part of the building as a feeder college for international students subsequently to attend the University of Nottingham ; a Class D1 education use.

Rob Percival delivered a brief presentation which included an aerial view of the site and street views.

It is noted that approximately half of the building has been vacant for a period of time and that there is no imminent prospect of Class B1 focused tenants taking this up. In addition, Nottingham University strongly supports the application and the benefits it would bring to their international strategy and the economy of the City.

RESOLVED

- (1) to grant planning permission subject to the conditions listed in the draft decision notice;**
- (2) to delegate power to the Head of Planning to determine the final details of the conditions.**

c 79 HOLGATE ROAD, NOTTINGHAM (Agenda Item 4c)

This item was withdrawn from the agenda at the request of the applicant.

12 NOTTINGHAM CASTLE CONSERVATION MANAGEMENT PLAN

Paul Seddon, Head of Planning, introduced the report which presents the Nottingham Castle Conservation Management Plan to the Committee for noting, requesting a recommendation for approval and adoption by Nottingham City Council as a document of best practice for the management and development and development of the Nottingham Castle site.

The detailed and thorough plan considers historic and structural aspects of the current site and sets out a policy framework for how the Castle, a significant heritage asset of the City, should be conserved and managed during any repairs, maintenance or future development.

Members of the Committee commented as follows:

- (a) the document, with its impressive scale of detail, is welcomed;
- (b) better clarity of the tree categorisation needs to be provided;
- (c) the historic context of the Castle and City is not adequately reflected in the document, and whilst it is acknowledged that the history of the Castle is not the focus of the document, it provides an important context.

It was noted that Heritage Strategy Partnerships will provide opportunity later in the year to develop the stories of the City.

The update sheet provided an amended recommendation.

RESOLVED to note the Nottingham Castle Conservation Management Plan and recommend its approval and adoption by Nottingham City Council as a document of best practice for the management and development and development of the Nottingham Castle site.