

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Loxley House on 16 August 2017 from 2.30 pm - 3.24 pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Liaqat Ali (substitute for
Councillor Linda Woodings)
Councillor Graham Chapman
Councillor Josh Cook
Councillor Michael Edwards (substitute
for Councillor Steve Young)
Councillor Sally Longford
Councillor Andrew Rule
Councillor Wendy Smith
Councillor Malcolm Wood

Absent

Councillor Cat Arnold
Councillor Azad Choudhry
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Brian Parbutt
Councillor Mohammed Saghir
Councillor Linda Woodings
Councillor Steve Young

Colleagues, partners and others in attendance:

Richard Bines - Solicitor
Elisa Jones - Technical Support Development Management, Highways
Martin Poole - Area Planning Manager
Paul Seddon - Chief Planner
Nigel Turpin - Design and Conservation Manager
Laura Wilson - Senior Governance Officer

19 COUNCILLOR ALAN CLARK

The Committee paid tribute to Councillor Alan Clark who has recently passed away, and held a one minute silence in his memory.

20 APOLOGIES FOR ABSENCE

Councillor Cat Arnold - leave
Councillor Azad Choudhry - leave
Councillor Rosemary Healy - leave
Councillor Mohammed Saghir - leave
Councillor Linda Woodings - personal (substituted by Councillor Liaqat Ali)
Councillor Steve Young - personal (substituted by Councillor Michael Edwards)

21 DECLARATIONS OF INTERESTS

None.

22 MINUTES

The minutes of the meeting held on 19 July 2017 were confirmed as a correct record and signed by the Chair.

23 ALLOTMENTS REAR OF 108 TO 150 RUSSELL DRIVE

Paul Seddon, Chief Planner, introduced application 17/00965/PRES4 by Mr Chris Waumsley on behalf Avant Homes (England) Ltd Midlands Division and Commercial Estates, for approval of reserved matters relating to housing and nature reserve phases for outline planning permission reference 12/01583/POUT, varied by application reference 15/03129/PVAR3.

The application is brought to Committee because it is a sensitive major application on a site that has generated significant interest.

Paul Seddon delivered a brief presentation which included a map showing the location of the site, an aerial view of the site, the original masterplan, and realistic street view images.

The Committee was informed that access to the site will be from Russell Drive and that the proposals accord with the principals of the approved masterplan, with a few minor amendments to the street layout and trees.

The Chief Planner drew attention to information within the update sheet, supplied as a supplement to the agenda, with further information detailing clarification on a number of elements and an amended recommendation relating to the resolution of minor detail design matters.

Councillors' comments included:

- (a) confirming who will be responsible the management and maintenance of the green space is crucial;
- (b) the traditional housing design is welcomed;
- (c) the rear boundary needs a reasonable treatment, particularly during the build process.

RESOLVED to

- (1) grant approval of reserved matters, subject to:**
 - (a) the resolution of minor detail design matters;**
 - (b) indicative conditions substantially in the form of those listed in the draft decision notice at the end of the report;**
- (2) delegate authority to the Chief Planner to determine the final details of the conditions.**

24 SPRINGWOOD CENTRE, RANSOM DRIVE

Martin Poole, Area Planning Manager, introduced application 17/01394/PFUL3 by Gleeson Developments Ltd, for planning permission for 50 new dwelling and associated development.

The application is brought to Committee because it is a major application that is recommended for approval, but where planning obligations are proposed to be substantially less than those required by adopted planning policies.

Martin Poole delivered a brief presentation which included a map showing the location of the site, an aerial view of the site, various images of the site, street elevations, landscaping details, boundary hedge images, and computer generated images (CGIs) of housing types.

The update sheet, supplied as a supplement to the agenda, provides clarification of the highways impact of the development, including advice from Highways officers that they do not feel that a Traffic Regulation Order (TRO) to restrict parking on the existing highway and verges is necessary in order for the development to proceed.

Councillors' comments included:

- (a) the visuals look acceptable, with quite interesting features in the brickwork;
- (b) there is an issue with speeding cars and the way the area is used at school pick up times, which need to be addressed by the developer;
- (c) the boundary treatment is in keeping with the area;
- (d) affordable housing is welcomed;
- (e) parking on grass verges will be made worse by occupiers /visitors to the development and needs to be resolved to reduce costs of maintenance and protect the appearance of the area.

Although against the advice of Planning officers, the Committee discussed and agreed to resolve to grant planning permission but subject to an additional condition that would prevent vehicular parking on the grass verges to protect the visual amenity of the street scene.

RESOLVED to

- (1) grant planning permission subject to:**
 - (a) prior completion of an agreement under Section 111 of the Local Government Act 1972 to secure a planning agreement under Section 106 of the Town and Country Planning Act 1990 upon the subsequent disposal of the site to the developers, which shall include:**
 - (i) a financial contribution of £118,970 contribution towards education uses, comprising £73,404 towards primary education provision at Walter Halls Primary School and £45,566 towards**

secondary education at Nottingham Academy's Ransom Road site;

- (ii) **the on-going access to and management and maintenance of areas of woodland and open space within the site;**
 - (b) **the indicative conditions listed in the draft decision notice at the end of the report;**
 - (c) **the additional condition agreed by the Committee to prevent parking on the grass verges so as to protect the visual amenity of the street scene;**
- (2) **delegate authority to the Chief Planner to determine the final details of the Section 111 agreement, the planning obligation and the final details of the conditions of the planning permission;**
 - (3) **agree that the Committee is satisfied that Regulation 122(2) of the 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;****
 - (4) **agree 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.**