

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 23 April 2014 from 14.30 - 15.29

- ✓ 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
- ✓ Councillor Michael Edwards
- ✓ Councillor Ginny Klein
- ✓ Councillor Sally Longford
- ✓ Councillor Ian Malcolm
- ✓ Councillor Eileen Morley
- ✓ 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	- Heritage and Urban Design Manager)	
Laura Cleal	- Senior Officer (Highways Development Control))	
Karen Mutton	- Team Leader, Solicitor, Legal and Democratic Services)	Resources
Rav Kalsi	- Constitutional Services Officer)	

98 APOLOGIES FOR ABSENCE

Councillor Graham Chapman – non Council business
Councillor Emma Dewinton – non Council business
Councillor Roger Steel – non Council business

99 DECLARATIONS OF INTERESTS

None.

100 MINUTES

The Committee confirmed the minutes of the meeting held on 19 March 2014 as a correct record and they were signed by the Chair, subject to the replacement of the word 'confrontation' with 'discussion' in the resolution of minute 95.

101 LAND TO THE SOUTH OF NOTTINGHAM BUSINESS PARK, WOODHOUSE WAY

Rob Percival, Area Planning manager, introduced a report of the Head of Development Management and Regeneration on application 14/00335/PRES4, submitted by Barratt Homes North Midlands for a residential development comprising of 290 dwellings and associated works (reserved matters for application reference 13/01703/POUT. He confirmed that the indicative masterplan comprises 41 two bedroom dwellings, 138 three bedroom, 71 four bedroom dwellings and 40 five bedroom dwellings.

Mr Percival reported that the proposed development included a range of character areas comprising of three types of properties: traditional properties with classic features and fenestration; traditional properties with contemporary features; and contemporary dwellings which are situated to the North of the site, fronting Lawrence Drive and facing the existing business park.

Mr Percival also reported the following matters since the preparation of the report:

An amended site layout plan had been submitted which proposed minor alterations to the scheme, specifically involving plots 106-117 & 121-124 and also the inclusion of additional street trees. Two additional house types are also proposed (T22 and T28).

Condition S1 is amended to reflect the amended drawings.

"Except as may be modified by the conditions listed above and notwithstanding drawing number H6235/06 (materials) the development shall be constructed in complete accordance with the details submitted with the original application unless otherwise amended by the following drawings:

Planning Layout reference EMS2489_007 revision Q, received 17 April 2014

Elevations reference T22, received 22 April 2014

Elevations reference T28, received 22 April 2014."

It was confirmed that the alterations proposed to the layout are considered by officers to be an improvement in terms of how parking spaces relate to dwellings and the additional street trees are welcomed. The additional house types are acceptable and are minor variations of the original house type package. The amended draft approved drawings condition (S1) excludes the materials layout drawing as the final details are not agreed and in any event are subject to a condition on the outline permission.

The Committee expressed disappointment with some of the architecture, particularly the contemporary units and the use of the strong blue within the colour palette. Concern was also expressed regarding capacity at local schools, and the green credentials of the development but the Committee accepted that these issues had been considered at the time of determining the outline planning consent and that a

financial contribution had been secured to address the former. Mr Percival also confirmed that a query had latterly arisen as to the archaeological potential of the site, but that the City Council's archaeologist was satisfied that there was no evidence to indicate that there was anything of archaeological importance within the site.

Mr Percival confirmed that Highways colleagues would review the provision of lighting around the development to ensure that it was sufficient, particularly for the generous open space areas, and reiterated that materials including the colour palette would be subject to approval pursuant to a condition of the outline consent so could be given further consideration.

In light of the concerns regarding the contemporary dwellings the Committee requested that further consideration be given to their detailed design and choice of materials..

RESOLVED to

- (1) delegate authority to the Head of Development Management and Regeneration to negotiate revisions to the contemporary units prior to permission being issued, subject to consultation with the Chair, Vice Chair opposition spokesperson**
- (2) subject to (1) above, grant planning permission subject to the conditions substantially in the form of those listed in the draft decision notice and the amended condition referred to above;**
- (3) to delegate power to the Head of Development Management and Regeneration to determine the final details of the conditions.**

102 SYCAMORE INN, 42 HUNGERHILL ROAD

Martin Poole, Area Planning manager, introduced a report of the Head of Development Management and Regeneration on application 13/03063/PFUL3, submitted by Design Office RBC SYL on behalf of Nottingham Central Congregation of Jehovah's Witnesses, for planning permission to demolish the existing public house and construct a single storey place of worship (Kingdom Hall), consisting of a large meeting hall, three smaller rooms, kitchen and toilet facilities and a one bedroom flat to provide accommodation for travelling ministers. Parking for 31 vehicles (including 2 disabled bays) and an additional 12 spaces for overflow parking would be provided. New 2m high railings would enclose the site. The Committee previously considered the application at their 19 March 2014 meeting (minute 95).

The Committee considered that the new design, including the use of a new palette of materials and the six additional windows proposed enhanced the development and was appropriate to its surroundings.

RESOLVED to

- (1) grant planning permission, subject to the conditions substantially in the form of those listed in the draft decision notice;**

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