

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 19 September 2018 from 2.32 pm - 3.35 pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Brian Parbutt (Vice Chair)
Councillor Leslie Ayoola
Councillor Cheryl Barnard
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Josh Cook
Councillor Gul Nawaz Khan
Councillor Sally Longford
Councillor Andrew Rule
Councillor Mohammed Saghir
Councillor Wendy Smith
Councillor Malcolm Wood
Councillor Linda Woodings
Councillor Cate Woodward
Councillor Steve Young

Absent

Colleagues, partners and others in attendance:

Rob Percival	- Area Planning Manager
Councillor Michael Edwards	- Ward Councillor - Bridge
Lisa Guest	- Principal Officer, Highway Development Management
Paul Seddon	- Director of Planning and Regeneration
Nigel Turpin	- Team Leader, Planning Services
Zena West	- Governance Officer
Tamazin Wilson	- Solicitor

30 CHANGE OF MEMBERSHIP

RESOLVED to:

- (1) note that Councillor Rosemary Healy has left Planning Committee;**
- (2) note that the vacancy has been filled by Councillor Leslie Ayoola;**
- (3) extend the thanks of Planning Committee to Councillor Rosemary Healy for her contribution to Planning Committee.**

31 APOLOGIES FOR ABSENCE

None.

32 DECLARATIONS OF INTEREST

Councillor Chris Gibson declared an interest in agenda item 5b – Plumb Centre, Waterway Street West. This interest did not preclude him from discussing, debating or voting on the item.

33 MINUTES

The minutes were confirmed as a correct record, and signed by the Chair.

34 11 - 19 STATION STREET

Councillor Michael Edwards, Ward Councillor for the Bridge ward, spoke in opposition to the application, stating that local residents continue to lobby against this development, and that he feels the design needs further work. Councillor Michael Edwards then left the meeting whilst the Committee discussed and voted on the item.

Rob Percival, Area Planning Manager, introduced application 18/00916/PFUL3 by Franklin Ellis on behalf of Bildurn (Properties) Ltd for the demolition of existing buildings and erection of a five storey office building with associated undercroft parking, external works, and roof plant area. The application was brought to Planning Committee because it relates to a major development on a prominent site where there are important design and heritage considerations. The application was deferred at Planning Committee on 15 August 2018 pending changes to the architecture and materials.

Rob Percival gave a presentation to the Committee, showing aerial photos and maps of the site, photos showing the condition of the building to be removed, views of the previous proposed scheme including long views from Queens Walk, and views of the new proposals. He highlighted the following points:

- (a) the previous comments from the Committee mentioned a desire for a stronger architectural style, and raised concerns regarding the glazed link, the barcode style of the window placement, and the use of a dark brick to the rear of the building;
- (b) the new proposals strengthen the rhythm of the building, and reference to the architectural style of those adjacent to it. The greater use of stonework and this being carried down to the pillars lightens the appearance of the building and strengthens its verticality, and the palette better respects the neighbouring buildings;
- (c) the glazed link section is now set back and lower, and the previous dark brick to the rear of the development has been replaced with a much lighter grey buff brick, with some brick detailing to the rear windows.

There followed a number of questions and comments from the Committee, and some further information was provided:

- (d) Councillors welcomed the proposed grade A office accommodation on the site, and offered their congratulations to the architects for listening to the

Committee's concerns. The revised scheme drew much praise, and Councillors welcomed the lighter feel of the proposals;

- (e) some Councillors felt that more should be done to attempt to keep the façade of the current buildings, whilst other Councillors noted that this would not be practical for offering a grade A office environment, which requires larger windows, higher ceilings, and space between floors for wiring;
- (f) the images of the pillars at the base of the building and the gaps either side give the appearance of the proposed scheme extending forward beyond the line of neighbouring buildings. Planning colleagues assured the Committee that this was an optical illusion, and that the front of the building would be in line with neighbouring properties;
- (g) there are 76 bike spaces in the undercroft parking area, and recycling and waste facilities are adequate. A green roof and other drainage options can be explored further with the developers.

RESOLVED TO:

- (1) grant planning permission subject to the 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 Director of Planning and Regeneration to determine the final details of the conditions.**

Councillor Malcolm Wood asked that his vote against the above item be recorded.

35 PLUMB CENTRE, WATERWAY STREET WEST

Councillor Michael Edwards, Ward Councillor for the Bridge ward, spoke in opposition to the application, raising the following points:

- (a) the development is concerning to a significant number of citizens in the Meadows;
- (b) the revised design is an improvement, but it still results in a loss of the view of Nottingham Castle from the Meadows Recreation Ground and certain properties in the Meadows. It is a special and important view;
- (c) further advice from Planning colleagues regarding the extent of the loss of the view has not been forthcoming.

Councillor Michael Edwards then left the meeting whilst the Committee discussed and voted on the item.

Rob Percival, Area Planning Manager, introduced application 18/00819/PFUL3 by RPS on behalf of Southern Grove Traffic Street Ltd for the demolition of the existing building and erection of a part 5, part 6, part 10 and part 12 storey building comprising 118 student apartments along with associated access, communal space,

landscaping, cycle parking and two Class A1 retail units. The application was brought to Planning Committee because it is a major application on a prominent city centre site where there are important design considerations and there has been significant public interest. The application was deferred at Planning Committee on 18 July 2018 to allow for further design revisions.

Rob Percival gave a presentation to Councillors showing aerial photos, maps, views from nearby streets of the existing site, an indication of proposed neighbouring developments, previous scheme photos, views of the existing site and proposed scheme from Kirkwright Walk, and images of the new proposals showing changes to the tower elements, including a reduction in height of one element and the narrowing of the other. The new scheme also includes the introduction of vertical glazed sections, and there is a clearer distinction between the two tower elements. The top two floors of the taller tower element are more extensively glazed, as is the point of the trapezoid element, and the lower floor.

There followed a number of questions and comments from the Committee, and some additional information was provided:

- (d) a number of Councillors welcomed the introduction of additional city centre student housing, having seen the positive impact on Houses in Multiple Occupation (HMOs) which are prevalent in some wards;
- (e) some Councillors felt that the design was much improved on the previous scheme;
- (f) there is an expectation of 24 hour contact available with the management company; a detailed management plan will be a requirement of the development;
- (g) whilst some Councillors admired the new design, other Councillors felt that it was out of place;
- (h) there was a difference of opinion relating to the large lettering in the new vertical glazed element. Some Councillors did not like it, some did not mind it. Councillors felt that the name of the building should be inspired by the locality;
- (i) it was noted that students will help to sustain Nottingham's retail offer, particular in the Broadmarsh Centre if students are situated within and on the edge of the city centre. Currently some Nottingham Trent University students are commuting from Derby, due to a lack of suitable student accommodation in Nottingham.

RESOLVED to:

- (1) grant planning permission, subject to:**
 - (a) prior completion of a Section 106 Planning Obligation to secure:**

- (i) a Public Open Space financial contribution of £97,403.46 towards improvements at the Queen's Walk recreation ground and Victoria Embankment;**
 - (ii) a student management plan, to include restrictions on car use;**
 - (b) the 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 Director of Planning and Regeneration to determine the final details of the conditions and the Section 106 obligation;**
- (3) note 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) note that the Committee is satisfied that the planning obligation(s) sought which relate to infrastructure would not exceed the permissible number of obligations according to Regulation 123(3) of the Community Infrastructure Levy Regulations 2010.**

Councillors Josh Cook and Malcolm Wood asked that their votes against the above item be recorded.