

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Loxley House, Station Street, NG2 3NG on 21 February 2018 from 2.30pm to 4.50pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Cat Arnold (Vice Chair)
Councillor Cheryl Barnard
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Josh Cook
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Sally Longford
Councillor Brian Parbutt
Councillor Mohammed Saghir
Councillor Wendy Smith
Councillor Malcolm Wood
Councillor Linda Woodings
Councillor Steve Young

Absent

Councillor Andrew Rule

Councillor Jim Armstrong (substitute for Councillor Rule)

Colleagues, partners and others in attendance:

Councillor Michael Edwards	-	Ward Councillor
Ann Barrett	-	Team Leader, Legal Services
Mark Leavesley	-	Governance Officer
Rob Percival)	Area Planning Manager
Martin Poole)	
Paul Seddon	-	Chief Planner
Nigel Turpin	-	Team Leader, Planning Services

55 APOLOGIES FOR ABSENCE

Councillor Rule - personal

56 DECLARATIONS OF INTEREST

Councillor Khan declared an interest in item 4(e) (minute 62), 24 Victoria Crescent, in so far as he was a friend of the applicant and had visited the address to view the structure being considered today. As such, he left the room prior to consideration of the item.

57 MINUTES

The Committee confirmed the minutes of the meeting held on 24 January 2018 as a correct record and they were signed by the Chair.

58 BROADMARSH CAR PARK AND BUS STATION (NEW STRUCTURES AND FACILITIES)

By prior arrangement with the Chair, Councillor Edwards, Ward Councillor, addressed the Committee and raised the following points:

- a) the Committee need to have a clear view on the future viability of the bus station as it is being built with fewer bays than the previous one, possibly leading to congestion / queueing on London Road;
- b) a coach interchange should be considered;
- c) more bus-stop provision outside the station should be considered, especially as a new college is being built next to the Broadmarsh;
- d) ways of preventing cars queueing on London Road / Canal Street for the car park must be considered;
- e) the Middle Hill / Canal Street junction must be carefully designed to avoid congestion and conflict between buses, cars and pedestrians, and have clear signage;
- f) the Committee must ensure that the agreed design of the building is not 'watered down'.

Rob Percival, Area Planning Manager, introduced application 17/02817/PFUL3 by Leonard Design Architects, on behalf of Nottingham City Council, for the provision of a new bus station and car park structure, with commercial space (use classes A1, A2, A3, A4 and A5) and ancillary public facilities, including a travel centre and cycle services, and a link footbridge.

Additional information was circulated in an update sheet, including the views of Councillor Edwards, the Notts Campaign for Better Transport and a resident of Cliff Road. Also covered were the findings of an 'Integrated Heritage Impact Assessment', provided by the applicant in response to issues raised regarding the impact of the proposal on the views of the Council House dome.

After discussion, the following further information was provided:

- g) whilst not part of the planning application under consideration, roads and traffic flow around the whole area are currently being reviewed by the Council and, at present, the proposal is that only London Road will have through-traffic. Canal Street will become bus only, other than access to the car park. There should, therefore, be minimal cross-over between vehicles accessing the car park and buses;

- h) the issues raised by Councillor Edwards will be addressed during the final design stage, and he will be invited to comment during the process;
- i) bus stop provision has been made both inside and outside the station, with the current stops on Canal Street moving to Carrington Street. If there becomes a need for more stops, they can be accommodated around the area;
- j) there will be a Station / Facilities Manager, responsible for the day-to-day running of the bus station, including the upkeep of the facilities and ensuring no bus congestion occurs;
- k) once the college is built, it is envisaged that students will also utilise the tram;
- l) the link bridge forms part of the application, but final details have not yet been submitted and will be dealt with by way of a condition. The final design / details will be the subject of a report to a future Committee;
- m) motorcycle parking is included in the proposals;
- n) ventilation in the car park has been changed to a mixed natural and mechanically ventilated solution;
- o) electric vehicle charging points are for cars only at present, no provision for bus charging is included.

RESOLVED

- (1) to grant planning permission subject to the indicative conditions listed in the draft decision notice in the report;**
- (2) to delegate authority to the Chief Planner to determine the final details of the conditions;**
- (3) that the discharge of any condition(s) relating to the details and design of the footbridge be reserved to this Committee.**

59 BROADMARSH CAR PARK AND BUS STATION (DIGITAL MEDIA SCREENS)

Rob Percival, Area Planning Manager, introduced application 17/02819/ADV2, by Nottingham City Council, for the provision of three full-motion outdoor digital media screens on the Broadmarsh car park.

RESOLVED to

- (1) grant consent subject to the indicative conditions in the draft decision notice in the report;**
- (2) delegate authority to the Chief Planner to determine the final details of the conditions.**

60 AVENUES D AND E, SNEINTON MARKET

Martin Poole, Area Planning Manager, introduced application 17/02557/PFUL3, by Leonard Design Architects, on behalf of Carlton Street Trading, for planning permission for the partial demolition and refurbishment of existing buildings and the erection of a new 3-storey building, with roof-space accommodation, creating 44 new apartments (36 for student accommodation), with A1 and A3 uses at ground level.

Additional information was circulated in an update sheet.

During discussion, the Committee welcomed the proposal and design, but stated that the new build must include bricks / materials that match as close as possible the existing buildings. They also, however, questioned the need for more student accommodation and asked if the design could be 'adaptable' if the need changed.

In response, Mr Poole stated that the materials are subject to conditions so will be as close as possible to the existing ones, and that whilst the proposal is specifically designed for student use, evidence from other schemes suggests that there is also a non-student market for this type of accommodation.

RESOLVED that

- (1) subject, by the expiry date, to no further material matters being raised in response to consultation, planning permission be granted, subject to:**
 - (a) prior completion of an agreement under Section 111 of the Local Government Act 1972 to require completion of a Planning Obligation to secure;**
 - (i) a public open space financial contribution of £10,959.64 towards improvements to Victoria Park;**
 - (ii) a student management plan and restrictions on car use;**
 - (b) the indicative conditions substantially in the form of those listed in the draft decision notice in the report;**
- (2) delegated authority be granted to the Chief Planner to determine the final details of both the Planning Obligation and the conditions;**
- (3) the Committee are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 has been 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;**
 - (c) fairly and reasonably related in scale and kind to the development;**

- (4) the Committee are satisfied that the Section 106 obligations sought do not exceed the permissible number of obligations according to Regulation 123(3) Community Infrastructure Levy Regulations 2010.**

61 SITE OF POPHAM COURT, POPHAM STREET

By prior arrangement with the Chair, Councillor Edwards, Ward Councillor, addressed the Committee and raised the following points:

- a) the residents of Popham Street have not been vocal in the past but galvanised into action by the nuisance caused from the construction of the new Popham Street;
- b) there needs to be a management plan in place both during construction and when the new college is in operation;
- c) the existing play area will be removed, with no replacement. Although not allocated in the Local Plan as a play area, previously residents were promised by a Portfolio Holder that its loss would be appropriately compensated with the scheme;
- d) the road changes (discussed in minute 58 above) are welcome as they should ease traffic issues on Cliff Road / Popham Street.

Rob Percival, Area Planning Manager, introduced application 17/02664/PFUL3 by Landmark Planning Limited, on behalf of Mr Matthew Varley, for planning permission for the erection of a maximum 6-storey college (for Nottingham College), including associated works.

Additional information was circulated in an update sheet.

In response to comments from the Committee, Mr Percival gave the following information:

- e) there will be parking facilities for 114 cycles across the site;
- f) all green / open space will be maintained by the college and will be open to the public to use;
- g) as part of the road changes (discussed in minute 58 above) the pedestrian crossing on Canal Street will be altered to make access to the college easier;
- h) there has never been a formally recognised play area on the site (the area referred to by Councillor Edwards and others was previously the site of 2 dwellings, which had been demolished and grassed over). Public Realm / Open Space has been included in the application, which the college will maintain, but which will be open for all to us. Further design work is being carried out by the Council, on the public realm in this area in general, which may bring further opportunities to improve the open space provision for local residents;

- i) putting a roof on the sub-station (which is not part of the development site) will be investigated;
- j) the concerns raised by English Heritage have been addressed in the report.

RESOLVED to

- (1) grant planning permission subject to the indicative conditions in the draft decision notice in the report and the amendment to condition 24 referred to in the update sheet, and corrected verbally by the Area Planning Manager, to enable deliveries on a Saturday between 8.00am and 3.00pm;**
- (2) delegate authority to the Chief Planner to determine the final details of the conditions.**

Councillor Wood requested that his vote against the resolutions be recorded.

62 24 VICTORIA CRESCENT

Prior to consideration of the item, Councillors Khan and Healy left the meeting.

Martin Poole, Area Planning Manager, introduced application 17/02515/PFUL3, by GDB Design on behalf of Mr J Afsar, for planning permission (part retrospective) for a timber gazebo, adjacent to the boundary, and a new 1.8metre brick boundary wall.

RESOLVED

- (1) to refuse planning permission for the reasons set out in the draft decision notice in the report;**
- (2) that the Director of Legal and Governance be authorised to take enforcement action, under Section 172 of the Town and Country Planning Act 1990, including prosecution if necessary, to either secure the removal of the structure or its reduction in height to bring it within the parameters of permitted development.**

63 SITE OF WAREHOUSE AT REAR OF 369 HAYDN ROAD

Martin Poole, Area Planning Manager, introduced application 17/01018/PFUL3 by Staniforth Architects Limited on behalf of T Visaman and Sons Limited, for planning permission for the erection of 29 dwellings.

Additional information was circulated in an update sheet.

The application was brought to Committee as it had been verified that the development would not be viable were financial contributions to be sought under an agreement under Section 106 of the Town and Country Planning Act 1990, but it was felt that the benefits of the development outweighed these policy requirements and that a departure from policy was justified.

The Committee stated that it would like a more aesthetic front boundary treatment, which Mr Poole advised would be sought through conditions.

RESOLVED to

- (1) grant planning permission subject to the indicative conditions substantially in the form of those listed in the draft decision notice in the report;**
- (2) delegate authority to the Chief Planner to determine the final details of the conditions.**