

Nottingham City Council

Planning Committee

Minutes of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 18 March 2020 from 2.32 pm - 3.51 pm

Membership

Present

Councillor Michael Edwards (Chair)
Councillor Leslie Ayoola
Councillor Graham Chapman (Vice Chair)
Councillor Kevin Clarke
Councillor Maria Joannou
Councillor Pavlos Kotsonis
Councillor Sally Longford
Councillor Lauren O`Grady
Councillor Mohammed Saghir

Absent

Councillor Gul Nawaz Khan
Councillor AJ Matsiko
Councillor Toby Neal
Councillor Ethan Radford
Councillor Wendy Smith
Councillor Cate Woodward
Councillor Audra Wynter

Colleagues, partners and others in attendance:

Ann Barrett - Legal Team Leader, Planning and Environment
Mark Lowe - Head of Housing and Regeneration
Rob Percival - Area Planning Manager
Paul Seddon - Director of Planning and Regeneration
Phil Shaw - Principal Planning Officer
Kate Morris - Governance Officer

35 Apologies for Absence

Prior to taking apologies the Chair asked the Director of Planning and Regeneration to explain why the Planning Committee was taking place given the public health advice around the Covid 19 virus.

The Director of Planning and Regeneration advised the committee that the decisions on the agenda today included 3 important housing schemes, and the decisions made today would be acted on by Officers following the meeting. Central government have recognised that planning committees are an important part of the planning process and play a key role in helping to keep the economy going. They have therefore advised that they should continue, with alternative arrangements made where necessary. The schemes on the agenda play to the heart of the Council Plan priorities. He also went on to inform the committee that they were in a position to make decisions on these planning applications as reports were thorough, had taken into account consultations, and that all representations had been considered.

The Committee acknowledged this advice and information.

The following apologies had been received:-

Councillor Gul Kahn - Personal
Councillor AJ Matsiko - Unwell

Planning Committee - 18.03.20

Councillor Toby Neal – Personal
Councillor Ethan Radford – Personal
Councillor Wendy Smith – Personal
Councillor Cate Woodward – Personal
Councillor Audra Wynter – On Leave

36 Declarations of Interests

None.

37 Minutes

The minutes of the meeting held on 19 February 2020 were confirmed as a true record and were signed by the Chair.

38 Planning Applications: Reports of the Director of Planning and Regeneration

- a Site of the former Mechanics Arms Public House, Alfred Street North, St Ann's (Agenda Item 4a)

Councillor Graham Chapman left the room during consideration of this item.

Paul Seddon, Director of Planning and Regeneration, introduced application number 19/02365/PFUL3 for planning permission by Allan Joyce Architects Ltd on behalf of Framework Housing Association for the erection of 16 supported living flats and associated management and training facilities following the demolition of the public house.

This application was deferred by Planning Committee on 19 February 2020 to allow further consideration of objections raised by residents and for the consultation period to expire.

The application is brought to the Committee due to significant public interest contrary to officer recommendation from local residents with two Ward Councillors having submitted written objections. In addition it was proposed that the planning obligations typically required by adopted planning policies be waived in this case.

To meet the Council Performance Targets this application should have been determined by 21 January 2020

Additional information, amendments and changes to the item since the publication of the agenda was included in an update sheet, which was circulated at the meeting and appended to the agenda published online. It included further representation from Councillor Sue Johnson, Ward Councillor.

The following points were discussed:

- (a) Improvements have been made to the design of the building as discussed at the Planning committee on 19 February 2020. The top of the building has been improved as requested and the ground floor windows are in better

proportion. The applicant has confirmed that the entrance of the building will be brightly lit;

- (b) Brickwork decoration will add interest to the building giving it more visual strength. Improvements have been made to the architecture within the original shape and form of the design;
- (c) The extended public consultation period has now come to an end. An additional 30 comments have been received from the public mainly raising similar points to those previously received.
- (d) One comment raised concerns that the proposed development was on a walking route to the local school. Education colleagues confirmed that the development was within the catchment area of the school and that children may be passing it on their way to and from school. Advice from Education colleagues was that the development would have a low impact;
- (e) The applicant has confirmed that there will be a 24 hour site contact number for residents to raise concerns if needs be and a route to escalate those concerns if issues are not resolved;
- (f) Concerns had been raised by one resident about lack of natural light as a result of the proposed development. Officers confirmed that the rooms affected were not main living rooms, and that the distance between the development and the existing dwelling was entirely acceptable and appropriate.
- (g) Committee members commented on the lack of communal outside space and raised concerns that residents of the development might congregate at the local play park, which may deter local children from using the play equipment there. Officers advised the committee that each flat had generous living accommodation, and that the shared space on the ground floor was also very generous. There are a number of public open spaces within walking distance of the development that residents could choose to use, and colleagues felt that there was sufficient local, public open space to address the lack of garden space at the development;
- (h) Members of committee agreed that there is a need for good quality housing for homeless people within the city and that objections would be raised by residents wherever the development was planned due to the perceived negative impacts.
- (i) Committee members were reassured that the applicant had confirmed that there would be a staff presence on site 24 hours a day and that the applicant was willing to provide telephone contact details for residents to raise concerns and escalate them if necessary;

Resolved to:

- (1) **Grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the Report of the Director of**

**Planning and Regeneration published within the supplement agenda;
and**

**(2) Delegate power to determine the final details of the conditions to the
Director of Planning and Regeneration.**

- b Site of Eastglade Primary School, Whitcombe Gardens, Bestwood (Agenda Item 4b)

Rob Percival, Area Planning Manager, introduced application number 19/02811/PFUL3 for planning permission by Pelham Architects on behalf of Nottingham City Homes for the construction of 106 homes.

The application is brought to the Committee as it is proposed that the planning obligations typically required by adopted planning polices be waived in this case.

To meet the Council Performance Targets this application should be determined by 20 March 2020

The following points were discussed:

- (a) Development of proposals for the site has been difficult due to the substantial level changes across the site resulting in it being vacant for many years. There have been a number of iterations of the scheme with substantial input from Planning colleagues;
- (b) Permission is sought for a total of 106 residential properties, including 1 bedroom flats, and 2 and 3 bedroom houses. All properties are two storeys and will be affordable homes, contributing to the Council's plan to provide high quality affordable homes to rent across the city;
- (c) Vehicular access to the site is from Padgham Court to the north and from Cottam Gardens from the south. The alignment of the development seeks to make the most of the level changes on the site;
- (d) The plans will involve the removal of a number of trees from the site, this does include 2 category A trees. The loss of these trees has been deemed acceptable for the development of the site as a number of other mature trees will be retained and new trees will be replanted at a ratio of at least 2:1. It is not likely to be possible to relocate the existing trees due to their size;
- (e) The apartment blocks, situated in the northern part of the site, have front doors to the ground floor units and an active street frontage has been achieved. The architecture of the apartment blocks and the houses have similar features that ensures the development is attractive and interesting, with distinguishing features on individual buildings. Open space has been designed into the development around the retained trees and retaining walls are sensitively located to deal with the changes in levels across the site;

- (f) The applicant has submitted a viability appraisal, which shows that with a S106 payment for open spaces the development would not be able to go ahead. This is due to the high build costs given the site topography and the relatively low residential values in this area;
- (g) Most of the buildings will be fitted with PV panels. Other sustainability measures were discussed, such as ground water / mine water heating etc. The costs for such measures on a site with such high build costs would exacerbate costs and lead to an even more unviable scheme;
- (h) Committee members commented on the road surfacing materials and their difficulty and expense to maintain. They suggested that more areas of tarmacked road would be acceptable and would reduce maintenance costs;
- (i) Committee members questioned the use of gas in the flats, as previously this had been discouraged due to safety concerns. Officers advised that gas was more efficient to run in terms of central heating and that electric heating technology had not yet caught up with advanced gas based systems;
- (j) There was discussion around development of a Planning Check list for both developers and for Planning Committee members to ensure that all options around sustainability are considered on future schemes.

Resolved to:

- (1) Grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the Report of the Director of Planning and Regeneration**
- (2) Delegate power to determine the final details of the conditions to the Director of Planning and Regeneration.**

- c Site of the former Woodborough Public House, Woodborough Road, St Ann's (Agenda Item 4c)

Rob Percival, Area Planning Manager, introduced application number 19/01743/PFUL3 for planning permission by Pelham Architects on behalf of Tuntum Housing for the residential development of 17 houses and 11 flats, comprising of 8 x 2 bed / four people, 8 x 3 bed / 5 people houses, and 1 x 4 bed / 7 people houses and 10 x 1 bed / 2 person, and 1 x 2 bed / 4 person flats.

The application is brought to the Committee as it is proposed that the planning obligations typically required by adopted planning polices be waived in this case.

To meet the Council Performance Targets this application should have been determined by 6 November 2019.

The following points were discussed:

- (a) The site is situated on the junction of Woodborough Road and Robin Hood Chase and comprises of the site of the former Woodborough Inn, an area of grass and trees and a carpark;
- (b) The houses and the flats on Manning Street are two storey and the flats on Woodborough Road are three storey. Vehicle and pedestrian access is proposed from Manning Street, including use of an existing parking area. All properties on this site will be affordable housing;
- (c) There are a number of trees across the site; those along the Chase will be retained, but others will be removed from the former pub site, to be replaced within the proposed courtyard area on the same part of the site. The applicant has submitted a viability report indicating that even without the open spaces contribution the scheme will be in deficit. However, it is recognised that this development is for 100% affordable housing and would contribute to the Council objective to increase the number of affordable homes in Nottingham;
- (d) PV panels are not included in this development due to the affordability and viability of the scheme. There will be 1 electric vehicle charging point per 10 parking spaces;
- (e) Committee members commented that pedestrian archways granting access to the backs of the properties will need to be made secure with gating and that rendered portions of the buildings would be easier to maintain and look better in the long run if they were brick work;
- (f) A S106 contribution has been requested by the NUH NHS Trust to support the provision of secondary care. Whilst the Council is supportive of the principle of contributions for healthcare, there are a number of outstanding queries and issues with the request that are subject to on-going discussion with the Trust. Given the viability issues with this scheme it is clear that the developer cannot make any financial contribution, but recognised that they are contributing to the Council's key objective to provide affordable housing. It is therefore agreed that no NUH NHS contribution be sought in this instance.

Resolved to:

- (1) Grant planning permission subject to the indicative conditions listed in the draft decision notice at the end of the Report of the Director of Planning and Regeneration**
- (2) Delegate power to determine the final details of the conditions to the Director of Planning and Regeneration.**