

Nottingham City Council

Planning Committee

**Minutes of the meeting held at Loxley House, Nottingham on 18 January 2023
from 2.39 pm - 3.30 pm**

Membership

Present

Councillor Michael Edwards (Chair)
Councillor Graham Chapman (Vice Chair)
Councillor Leslie Ayoola
Councillor Azad Choudhry
Councillor Kevin Clarke
Councillor Jay Hayes
Councillor Corall Jenkins
Councillor Angela Kandola
Councillor Sally Longford
Councillor AJ Matsiko
Councillor Salma Mumtaz
Councillor Toby Neal
Councillor Mohammed Saghir
Councillor Cate Woodward

Absent

Councillor Gul Nawaz Khan
Councillor Ethan Radford

Colleagues, partners and others in attendance:

Ann Barrett	- Legal Team Leader, Planning and Environment
Rob Percival	- Area Planning Manager
Martin Poole	- Area Planning Manager
Paul Seddon	- Director of Planning and Regeneration
Nigel Turpin	- Principal Design and Conservation officer
Phil Wye	- Governance Officer

52 Apologies for Absence

Councillor Gul Nawaz Khan - unwell
Councillor Ethan Radford – personal reasons

53 Declarations of Interests

None.

54 Minutes

As the minutes were not available, their confirmation was postponed to the next meeting.

55 Land At Shakespeare Street, North Church Street, And South Sherwood Street Nottingham

Following receipt of confirmation that the buildings are now Grade II Listed Buildings, this item was withdrawn from the agenda.

56 Site Of Garages South Of 140 Birkin Avenue Nottingham

Martin Poole, Area Planning Manager, presented application 22/01954/PFUL3, by Allan Joyce Architects Ltd on behalf of Framework Housing Association, requesting planning permission for a residential development of a two and three storey building containing 8 one bedroom one person apartments.

Martin Poole delivered a presentation which included aerial and street views of the current site, indicative images of the proposal and a plan of the outline application.

The following points were highlighted:

- (a) the site comprises partly an undeveloped area accessed from Birkin Avenue which has been informally used for car parking for the nearby health centre. Between this and Gregory Boulevard is a grassed area enclosed by a timber knee rail. To the north, west and east are houses and across Gregory Boulevard to the south are shops;
- (b) planning permission is sought for a two and three storey, pitched roof building providing eight one-bed flats. The proposed flats would be occupied within Use Class C3 of the Use Classes Order and would provide living accommodation for single people partly replacing existing Framework properties in the immediate area. There would be no on-site staffing and no direct care would be provided;
- (c) the proposal is viewed as an application for C3 residential units and considered in that context. Planning is about land use and little weight can be given to the proposed operator or the potential nature or characteristics of the occupants.
- (d) the proposed building as it faces Gregory Boulevard would be three storeys of red brick, with brickwork detailing, a gabled roof and two storey bays. The building as it faces Birkin Avenue would be two storeys, also with a pitched roof and also of brick. The building entrance would be on Birkin Avenue. Externally, bin and cycle storage is proposed to the rear of the building;
- (e) as indicated in the update sheet, forty-six letters were sent to occupiers of properties on Gregory Boulevard, Birkin Avenue and Pleasant Row, informing them of the application. Representations have been received from fourteen residents objecting to the proposal;
- (f) Nottingham Civic Society supports the proposed development on a prominent corner site in Hyson Green, stating that the scheme's design will make a positive contribution to the street scene and that the new building takes references from the nearby traditional terraces with prominent bay windows but interprets the design in a modern idiom.

Members of the Committee commented as follows:

- (g) Hyson Green is an area with high levels of deprivation and some significant social problems. It already has a disproportionate number of Framework properties. This is unfair and unhelpful to both local residents and potential service users with complex needs;
- (h) the application is welcomed as more accommodation for single people is needed in this area and in Nottingham. The accommodation will be for individual tenancies, independent living and will require a low level of support. This is non-supported accommodation and is in a suitable location on a major road;
- (i) there is open space around the building and a requirement for a landscaping scheme. However, a space to dry clothes outdoors would have a positive environmental impact as it would reduce the need to use a tumble dryer;
- (j) the white render proposed is liable to stain in poor weather. It has been designed in a way that this will be reduced, and so that it will fit in with neighbouring properties, but has been a problem on other buildings in Nottingham;

The following information was provided following questions and comments from members of the Committee:

- (k) residents concerns regarding the class of occupier could only be a relevant planning consideration in so far as planning policy allows for an assessment of the balance of communities to be made. However 8 No. 1 bed C3 apartments in this location would not cause an imbalance and the nature of the occupiers cannot otherwise be given great weight as a planning consideration.
- (l) there is a secure cycle store within the proposal. Further exploration of the details of this could be included within the conditions;
- (m) the proposed units comply with the Nationally Described Space Standards.

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 power to determine the final details of the conditions of planning permission to the Director of Planning and Regeneration.**