

Nottingham City Council

Planning Committee

Minutes of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 17 January 2024 from 14.03 - 14.19

Membership

Present

Councillor AJ Matsiko (Chair)
Councillor Sam Lux (Vice Chair)
Councillor Graham Chapman
Councillor Sam Harris
Councillor Imran Jalil
Councillor Kirsty L Jones
Councillor Pavlos Kotsonis
Councillor Samina Riaz
Councillor Naim Salim

Absent

Councillor Kevin Clarke
Councillor Faith Gakanje-Ajala
Councillor Anwar Khan
Councillor Gul Nawaz Khan
Councillor Ethan Radford

Colleagues, partners and others in attendance:

| | |
|-----------------------|------------------------------------------------------|
| Paul Seddon | - Director of Planning and Transport |
| Rob Percival | - Area Planning Manager |
| Rachel Mottram | - Head of Development Management |
| Gillian Bradbury | - Business Development and Technical Support Manager |
| Nigel Turpin | - Team Leader, Planning Services |
| Ann Barrett | - Team Leader, Legal Services |
| Catherine Ziane-Pryor | - Governance Officer |

27 Apologies for Absence

Councillor Kevin Clark – work commitments
Councillor Faith Gakanje-Ajala – work commitments
Councillor Anwar Khan - personal

28 Declarations of Interests

None.

29 Minutes

The minutes of the meeting held 21 December 2023 were confirmed as a true record and signed by the Chair.

30 10 Brownlow Drive Nottingham NG5 5AB

Rob Percival, Area Planning Manager, presented application 23/01413/PFUL3 by Miss Julia Karoly on behalf of Mr Wetherell, for planning permission to erect a single storey garage with workshop area. The application is brought to Committee because it has generated significant public interest relative to the scale of the proposal that is contrary to the recommendation.

Rob Percival delivered a presentation showing a map view of the current site in the local context, including aerial views, a plan of the proposed development, including floor plan with front, back and side elevations, and a street view of the rear of the property from Abbotsbury Close.

The following points were highlighted and members' questions responded to:

- a) Objections are summarised in the report and have been received from neighbouring properties, mainly those on Abbotsbury Close, as it is proposed for the domestic double garage development to the rear of the property to be accessed from Abbotsbury Close;
- b) Whilst it has been claimed that 10 Brownlow Drive does not have the legal right to access that property from Abbotsbury Close, that is not a material planning consideration and planning permission is not in itself required for a vehicle access to the rear of the property; it is also noted that the rear boundary previously included double gates for occasional access;
- c) Neighbouring residents of the Close expressed concerns including that the new access will be in regular use, causing additional traffic flow, restricting the current parking availability and impeding the turning head of the Close;
- d) Following the initial planning permission consultation period, the proposal was revised, and the roof reduced in size;
- e) The proposal is found to be appropriate for the character of the local area and this standard domestic double garage would have no significant adverse impact on neighbouring properties or the street scene in terms of its use or appearance;
- f) Whilst the objections of neighbouring residents are acknowledged, there are no legitimate planning grounds to refuse the application in relation to any of the points raised in the objections;
- g) There is no indication that the premises are to be used for business or trade purposes and were any business use to occur in the future consideration could be given to enforcement action should the change of use be considered material as opposed to merely ancillary.

The Chair noted the concerns and objections of neighbours and was satisfied that all had been properly considered in relation to planning legislation.

Resolved to grant planning permission subject to the conditions listed in the draft decision notice at the end of the report.