

Nottingham City Council

Planning Committee

Minutes of the meeting held at Loxley House, Station Street, Nottingham, NG2 3NG on 18 September 2024 from 2.01 pm - 3.01 pm

Membership

Present

Councillor Leslie Ayoola (Chair)
Councillor Graham Chapman
Councillor Kevin Clarke
Councillor Imran Jalil
Councillor Kirsty L Jones
Councillor Anwar Khan
Councillor Gul Nawaz Khan
Councillor Zafran Nawaz Khan
Councillor Pavlos Kotsonis (minutes 19 to 21 and minute 23)
Councillor Sam Lux
Councillor Samina Riaz

Absent

Councillor Faith Gakanje-Ajala
Councillor Sam Harris
Councillor Naim Salim

Colleagues, partners and others in attendance:

Tahira Lee	- Solicitor
Rob Percival	- Area Planning Manager
Paul Seddon	- Director of Planning and Regeneration
Nigel Turpin	- Team Leader, Planning Services
Laura Wilson	- Senior Governance Officer

19 Apologies for Absence

None.

20 Declarations of Interests

Councillor Pavlos Kotsonis declared an interest in agenda item 4(a) (minute 22), The Bakersfield Public House, Oakdale Road, Nottingham, NG3 7EJ, as the Executive Member for Adults Social Care and Health, and left the room prior to consideration of the item.

In relation to agenda item 4(a) (minute 22), The Bakersfield Public House, Oakdale Road, Nottingham, NG3 7EJ, Councillor Gul Khan informed the Committee he is the Ward Councillor, but has had no involvement with the developers, so is not precluded from speaking or voting on the item.

21 Minutes

The minutes of the meeting held on 21 August 2024 were confirmed as a true record and signed by the Chair.

Councillor Pavlos Kotsonis left the room prior to consideration of the next item.

22 The Bakersfield Public House, Oakdale Road, Nottingham, NG3 7EJ

Rob Percival, Area Planning Manager, presented application 23/01444/PFUL3 for planning permission for the erection of 13 houses and eight one-bed (Class C3) supported living apartments following the demolition of the existing public house.

A presentation was made, which included indicative images of the proposal and, in the discussion that followed, the following points were made:

- (a) The pub has closed down already and has been subject to a recent arson attack, so the development of the site is welcome.
- (b) Although it is not affordable housing, it is housing which is needed, and the supported living element is also needed.
- (c) The lack of S106 contribution is disappointing, but a reassessment clause is included if the development isn't started within 24 months of permission be granted.
- (d) The boundary treatment for neighbours needs to be adequate, the tarmacking on the roads and pavements needs to be made more attractive by breaking it up, hard standings need to be made of porous materials, and the buildings shouldn't be rendered as it deteriorates and puts the burden of maintenance on the occupier.
- (e) Although Planning Managers have done well to get the development revised to ensure it is more suitable, further negotiations needs to take place on the replacement of rendering with a longer lasting finish.
- (f) There are concerns regarding anti-social behaviour on the park at the rear of the development, so it is important to make sure that any boundary treatment is robust and secure.

Committee members feel that they need a greater understanding of biodiversity requirements and requested that the possibility of training be investigated.

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 Transport to determine the final details of the planning obligation and conditions of planning permission.**

Councillor Pavlos Kotsonis rejoined the meeting.

23 40 St Peters Street, Nottingham, NG7 3FF

Rob Percival, Area Planning Manager, presented application 24/00542/PFUL3 for planning permission for change of use to use for tyre sales/fitting and ancillary car Services, and the retention of single storey canopy.

A presentation was made, which included indicative images of the proposal and, in the discussion that followed, the following points were made:

- (a) There are not currently any parking issues around the site and, as the site has a car park, it is not envisaged that the change of use will create any parking issues in the area.
- (b) It is a good use for the site and is in keeping with other businesses in the area.

Resolved to

- (1) Grant temporary 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.**
- (1) Delegate authority to the Director of Planning and Transport to determine the final details of the conditions.**