

NOTTINGHAM CITY COUNCIL

PLANNING COMMITTEE

MINUTES of the meeting held at Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG on 18 October 2017 from 2.30 pm - 3.10 pm

Membership

Present

Councillor Chris Gibson (Chair)
Councillor Graham Chapman
Councillor Azad Choudhry
Councillor Josh Cook
Councillor Michael Edwards (substitute for
Councillor Malcolm Wood)
Councillor Rosemary Healy
Councillor Gul Nawaz Khan
Councillor Sally Longford
Councillor Andrew Rule
Councillor Wendy Smith
Councillor Steve Young

Absent

Councillor Cat Arnold
Councillor Brian Parbutt
Councillor Mohammed Saghir
Councillor Malcolm Wood (Councillor Michael
Edwards as substitute)
Councillor Linda Woodings

Colleagues, partners and others in attendance:

Matt Gregory	- Growth Point Planning and Planning Policy Manager
Rob Percival	- Area Planning Manager
Martin Poole	- Area Planning Manager
Paul Seddon	- Chief Planner
Nigel Turpin	- Team Leader, Planning Services
Tamazin Wilson	- Solicitor
Zena West	- Governance Officer

29 APOLOGIES FOR ABSENCE

Councillor Cat Arnold - unwell
Councillor Brian Parbutt - leave
Councillor Mohammed Saghir – other council business
Councillor Malcolm Wood - other council business (Councillor Michael Edwards attending as substitute)
Councillor Linda Woodings - work commitments

30 DECLARATIONS OF INTERESTS

None.

31 MINUTES

The minutes from the meeting held on 20 September 2017 were agreed as a correct record, and signed by the Chair.

**32 LOCAL PLAN PART 2: LAND AND PLANNING POLICIES DOCUMENT –
REVISED PUBLICATION VERSION**

Matt Gregory, Planning Policy and Research Manager, presented a report to the Committee on the Local Plan Part 2, revised publication version, highlighting the following points:

- (a) the Local Plan Part 2 (the Local Plan) is going out for re-consultation as the result of a number of changes, including a rapidly changing national planning policy agenda which needs to be reflected in the Local Plan, review and removal of several sites which are undeliverable in the period, and the confirmation of HS2 land. It is considered prudent to have a further round of consultation before submitting the Local Plan to the inspectorate;
- (b) it is important to the Planning Committee specifically, as it concerns Development Management policies against which planning applications can be measured are also being updated;
- (c) the Local Plan also contributes to 2 council priorities:
 - Mixed and balanced communities – by promoting family housing, and covering houses in multiple occupation and purpose built student accommodation;
 - Economic growth - new sites will be allocated for employment uses, and there will be targets for office development (especially the promotion of grade A offices), promotional sites and policies for industrial land, and policies to protect existing employment land within the city;
- (d) the main changes are detailed in Appendix 1 of the report. This consultation focuses on the changes to the Local Plan, but comments are welcome on any part of the Local Plan. After close of consultation on 10 November 2017, the Local Plan will be submitted to the inspectorate. If it is found to be sound, Nottingham City Council will adopt the Local Plan.

Further information was provided, and a number of questions and comments were received from the Committee:

- (e) all comments already made will be taken forward together with any new comments, including on the unchanged parts, though most people will want to comment on the highlighted changes. There is no need to repeat any comments already made in the previous consultation;
- (f) there is a need for housing for young professionals to the south of the city, and it will be interesting to see how the city changes in the next few years;
- (g) some members of the Committee felt that stepped housing, to accommodate those wishing to move out of social housing but wanting to stay in the city, is an important priority;
- (h) the Committee requested a further report on extant planning permissions that have not been commenced after two or more years.

RESOLVED to note the publication of the Local Plan Part 2: Land and Planning Policies Document (Revised Publication Version), the new consultation dates (29 September 2017 to 10 November 2017), and to thank Nottingham City Council Colleagues for their hard work in preparing the Plan.

33 PLANNING APPLICATIONS : REPORTS OF THE CHIEF PLANNER

a 2 - 6 ALFRETON ROAD (Agenda Item 5a)

Rob Percival, Area Planning Manager, introduced application 17/01058/PFUL3 by Miss Alice Weston on behalf of Mr Dom Rice, for the demolition of existing buildings and erection of 35 apartments with commercial floor space (Use Class A2 and B1) on the ground floor. The application is brought to Planning Committee because this is a major development on a prominent site where there are important design and heritage considerations. An update sheet was circulated in a supplementary agenda. Rob highlighted the following points:

- (a) the site in question is currently in a very poor state, as it has suffered fire damage twice in recent years;
- (b) the site is a prime site in terms of vehicles accessing the city centre, and is in a very prominent location;
- (c) the proposals are for a residential scheme with 35 studio apartments. The applicants have indicated that apartments will not be marketed to students, due to the high design specifications they are aimed more towards attracting post graduates and young professionals;
- (d) the design is respectful of the heritage context, and replicates the adjoining terrace in terms of depth, scale, and height. The eastern side of the site has a smaller building in keeping with what existed there before and in keeping with the height of adjacent buildings on the eastern side of the development;
- (e) there will be commercial units on the ground floor, and an open access core between the buildings. There has been ongoing discussion regarding the final design of this entrance and access core, which it is proposed will be delegated to colleagues;
- (f) the recess between the two buildings contains a lift core. This is unusual for a three storey building, but reflects the type of professional tenant the developer is hoping to attract. The final design of this is proposed to be delegated to colleagues;
- (g) the attention to detail on the window design is a strong feature of the development. At the rear there will be dormer windows to bring the scale in line with the neighbouring buildings.

There followed a number of questions and comments from the Committee, and further information on the development in response:

- (h) the Committee felt that the site is in great need of development, as it is currently in a state of disrepair and neglect. It was felt that there is good continuity with the neighbouring terraced buildings, and that the smaller building to the east of the development fits in well with the neighbouring buildings on that side of the development. The smaller building will use white brick, rather than render;
- (i) some members of the Committee felt that although the main building fit in well with the neighbouring terraces, some additional details such as chimneys, and window lintels, would add some interest to the building;
- (j) there were mixed opinions regarding the external lift core, with final detail to be agreed by colleagues;
- (k) the Section 106 contribution is subject to a financial viability assessment, similar to other applications. This process will conclude shortly, with the final Section 106 contribution amount to be delegated to colleagues in consultation with the Planning Committee Chair, Vice-Chair and opposition spokesperson;
- (l) there is an indication that the ground floor commercial units will be taken by the developers as their lettings office;
- (m) no on-site parking will be provided. Due to the location of the site on a busy junction, any access for vehicles would have been difficult and dangerous. As the apartments are studio apartments near to the city centre, and well served by public transport, the need for parking is not as pressing as it might be in other locations;
- (n) there is a history in the area of rough sleeping and anti-social behaviour, and concern was raised regarding the gap between the buildings on the site containing the entrance. The Committee were reassured that this would be addressed as part of the outstanding discussions regarding the decision of this element of the scheme, and that access to the space to the rear of the buildings would be available for residents only;
- (o) the Committee requested clarification on how large an area has to be to be considered as a cave, and how any caves found will be reported. Reassurance was given that the appropriate guidance would be sought from the Council's archaeologist.

RESOLVED:

- (1) to grant planning permission:**
 - (a) subject to prior completion of a planning obligation, the power to determine the final details of the obligation are delegated to the Chief Planner in consultation with the Committee Chair, Vice-Chair and Opposition Spokesperson, which shall include:**
 - (i) a financial contribution towards off-site public open space;**
 - (ii) a financial contribution towards off-site affordable housing;**
 - (b) subject to the conclusions of the District Valuer's independent assessment of the developer's viability appraisal as to whether the**

- whole or part of the policy compliant section 106 contributions should be required;
 - (c) subject to the indicative conditions substantially in the form of those which are included within the draft decision notice at the end of the report and in the update sheet and to include or amend an existing a condition regarding approval of the window surround detailing;
 - (d) that the power to determine the final details of the conditions is delegated to the Chief Planner;
- (2) that Councillors are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is 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;
- (3) that Councillors are satisfied that the section 106 obligation(s) sought that relate to infrastructure would not exceed the permissible number of obligations according to Regulations 123(3) Community Infrastructure Levy Regulations 2010.