

PLANNING COMMITTEE

WEDNESDAY, 24 JULY 2019

Present: Councillor D K Watts, Chair

Councillors: L A Ball BEM
T A Cullen
R I Jackson
R D MacRae
J W McGrath (Vice-Chair)
P J Owen
D D Pringle
C M Tideswell
D Grindell

Apologies for absence were received from Councillors D Bagshaw, M Handley and R D Willimott.

14 **MINUTES**

The minutes of the meeting held on 26 June 2019 were approved as a correct record and signed.

15 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

16 **NOTIFICATION OF LOBBYING**

The Committee received notifications of lobbying in respect of the planning applications subject to consideration at the meeting.

17 **DRAFT ENFORCEMENT PLAN**

A Draft Enforcement Plan had been produced to set out the Council's policy and procedure for enforcement action. The draft Plan identified how reports of breaches of planning control would be prioritised, how cases would be investigated, the timescales for investigation and the powers available to the Council to take action. The next stage of the Plan preparation was to carry out a six-week consultation.

Members considered the complaints process and the wishes of residents to not be identified during the process. It was proposed by Councillor R I Jackson and seconded by Councillor P J Owen that complaints be considered although the complainant wished to remain anonymous. However, the proposed amendment was withdrawn as the document would be subject to consultation and returned to the Committee at a later date for further consideration.

RESOLVED that a six-week consultation period be carried out on the Draft Enforcement Plan as outlined within the report.

18 DEVELOPMENT CONTROL

18.1 18/00210/OUT

Outline application to construct a maximum of 18 dwellings with all matters reserved Park house, 15 Nottingham Road, Kimberley, Nottingham, NG16 2NB

The Chair informed the Committee that he had moved the item forward on the agenda from number 6.3, due to new plans having recently been submitted which contained errors and as no further consultation had been carried out.

It was proposed by Councillor D K Watts and seconded by Councillor J W McGrath that a decision on the application be deferred so that the applicant could submit accurate revised plans and so further consultation could take place. On being put to the meeting the motion was carried.

RESOLVED that consideration of the application be deferred.

18.2 19/00012/FUL

Change of Use from A Nursing and Residential Care Home (Class C2) To Four Houses of Multiple Occupation The Gables, Attenborough Lane (Class C4), Attenborough.

The application was first brought before Planning Committee on 22 May 2019 with a recommendation for approval. Members deferred making a decision on the application to allow further consideration to be given to reducing the intensity of the occupation of the building.

The late items included a submission from the Environment Agency, notification of 34 letters of objection and a submission by the applicant who was unable to be present at the meeting.

Mr Michael Hutchinson, objecting, Mrs Janice Lawrance, objecting and Councillor E Kerry, Ward member, made representations to the Committee prior to the general debate.

During the debate the Committee discussed the parking situation in Attenborough, concerns about fire safety and over-intensive development. Members were informed that concerns over the potential character of residents were not material planning considerations.

Councillor E Kerry, Ward member, made representations to the Committee following the general debate.

It was proposed by Councillor S J Carr and seconded by Councillor D K Watts that the item be deferred to allow for the developer to consider a less intensive proposal. On being put to the meeting the motion was carried.

RESOLVED that consideration of the application be deferred.

Councillors L A Ball BEM, R I Jackson, P J Owen, D D Pringle, J M Owen and H G Khaled MBE requested that the minutes show that they voted against the motion for deferral.

18.3 19/00314/FUL

Construct three storey apartment block containing four 2 bed units and two 1 bed units
Former Beeston Scout Headquarters, Waverley Avenue, Beeston.

The application had been called before the Committee by Councillor P Lally.

No late items had been submitted to the Committee.

Ms Georgina Mabel, applicant, Mr Tony Lovett, objecting and Councillor L A Lally, ward member, made representations to the Committee prior to the general debate.

During the debate the Committee discussed the parking situation in the area, concerns over intensification in addition to the size of the rooms.

Councillor L A Lally, ward member, made representations to the Committee following the general debate.

It was proposed by Councillor P J Owen and seconded by Councillor L A Ball BEM that the item be deferred. On being put to the meeting the motion was carried.

RESOLVED that consideration of the application be deferred.

18.4 19/00122/FUL

Construct two storey rear extension
44 Fletcher Road, Beeston, Nottinghamshire, NG9 2EL.

The late items included two letters of objection.

Councillor L A Lally, ward member, made representations to the Committee prior to the general debate.

During the debate the Committee discussed scale of the application, the effect on the neighbours due to over intensification and the current lack of a policy with regard to houses in multiple occupation. It was suggested that there would be a severe loss of amenity in the area should the application be approved.

RESOLVED that planning permission be refused, with the precise wording of the refusal to be delegated to the Head of Neighbourhoods and Prosperity in consultation with the Chair of Planning Committee.

18.5 19/00272/FUL

Construct three storey side extension and convert existing house to create 9 apartments, first floor extension over garage, dormers, external alterations, new vehicular and pedestrian access, 6 car parking spaces and cycle store
232 Queens Road, Beeston, Nottinghamshire, NG9 2BN.

The late items included amendments to condition 6 and paragraphs 5.3 and 6.3.3 in addition to seven further letters of objection.

Ms Lucie Harrison, objecting, and Councillor L A Lally, ward member, made representations to the Committee prior to the general debate.

During the debate the Committee discussed the size of the extension in relation to the original building and the additional parking difficulties in the area.

Councillor L A Lally, ward member, made representations to the Committee following the general debate.

RESOLVED that planning permission be refused, with the precise wording of the refusal to be delegated to the Head of Neighbourhoods and Prosperity in consultation with the Chair of Planning Committee.

18.6 19/00333/FUL

Construct 5 Dwellings (Revised Scheme)
Southfields Farm, Common Lane, Bramcote, Nottinghamshire, NG9 3DT.

No late items were presented to the Committee.

Mr Frank Taylor, applicant, made representation to the Committee prior to the general debate.

During the debate the Committee discussed the application in relation to Green Belt Policy with regard to new build housing being inappropriate. It was stated that although the design was impressive, it was in the wrong place.

RESOLVED that planning permission be refused in accordance with the recommendation contained within the report.

19 EXCLUSION OF PUBLIC AND PRESS

It was proposed by Councillor R I Jackson and seconded by Councillor D K Watts that the public and press be excluded from the meeting for the following items in order to allow for open discussion.

RESOLVED that, under Section 100A of the Local Government Act, 1972, the public and press be excluded from the meeting for the following items of business on the grounds that they involved the likely disclosure of exempt information as defined in paragraphs 1 and 2 of Schedule 12A of the Act.

20 INFORMATION ITEMS

20.1 APPEAL DECISIONS

The appeal decisions were noted.