

PLANNING COMMITTEE

WEDNESDAY, 18 MARCH 2020

Present: Councillor D K Watts, Chair

Councillors: D Bagshaw
S J Carr (substitute)
L Fletcher (substitute)

Apologies for absence were received from Councillors L A Ball BEM, T A Cullen, D Grindell, M Handley, R I Jackson, R D MacRae, J W McGrath, P J Owen, D D Pringle, C M Tideswell and R D Willimott following instruction from their respective group leaders and in line with Government guidelines.

70 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

71 **MINUTES**

The minutes of the meeting held on 12 February 2020 were approved as a correct record and signed.

72 **NOTIFICATION OF LOBBYING**

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

73 **DEVELOPMENT CONTROL**

73.1 **19/00808/FUL**

Construct 9 one bedroom apartments (revised scheme)
147 - 151 Queens Road, Beeston, Nottinghamshire, NG9 2FE

This application sought planning permission to construct 9 one bedroom apartments (revised scheme) and had been deferred from the 12 February 2020 Planning Committee meeting.

There were no late items for this application.

Mr P Stone (applicant) submitted a formal written representation that was read out to members of the Committee.

Members debated the application and the following comments were amongst those noted:

- The proposal was appropriate for the area.
- There was an acceptable loss of neighbour amenity.
- The applicant had addressed the concerns raised at the 12 February 2020 Planning Committee meeting.

RESOLVED that planning permission be granted subject to the following conditions.

- 1. The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with drawing numbers: 005 Rev L, 002 Rev U and 004 Rev S received by the Local Planning Authority on 20 December 2019 and 003 Rev O and 006 Rev T received by the Local Planning Authority on 23 January 2020.**
- 3. No above ground works shall commence until samples of external facing materials have been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed only in accordance with the approved details.**
- 4. No above ground works shall take place until a landscaping scheme has been submitted to and approved in writing by the local planning authority. This scheme shall include the following details:**
 - A. Numbers, types, sizes and positions of proposed trees and shrubs**
 - B. Details of boundary treatments;**
 - C. Proposed hard surfacing treatment and**
 - D. Planting, seeding/turfing of other soft landscape areas.**

The approved scheme shall be carried out strictly in accordance with the approved details and shall be carried out not later than the first planting season following the substantial completion of the development and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased, shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the local planning authority, unless written consent has been obtained from the local planning authority for a variation.

- 5. Prior to the first occupation of the apartments hereby approved, the development shall be constructed in accordance with the submitted Flood Risk Assessment prepared by SCC Consulting Engineer dated 18 December 2019. Flood resilient measures and design techniques shall be used as detailed in Section 6 and the finished floor levels shall be set no lower than 27.57m AOD. These mitigation measures shall be maintained and retained for the lifetime of the development.**
- 6. The building hereby approved shall be constructed to include the noise mitigation measures as detailed within section 4 of the noise assessment report ref: 12581.02.v1 dated December 2019. Confirmation of the**

installation of these measures shall be submitted to and approved in writing by the Local Planning Authority, prior to occupation of the development.

7. The windows in the north east elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) and fixed shut and retained in this form for the lifetime of the development.
8. The first floor window in the south east elevation shall be obscurely glazed to Pilkington Level 4 or 5 (or such equivalent glazing which shall first have been agreed in writing by the Local Planning Authority) with any opening elements 1.7m above the finished floor level.
9. No construction or site preparation work in association with this permission shall be undertaken outside of the hours of 07.30-18.00 Monday to Saturday and at no time on Sundays or Bank Holidays. Exceptionally, specific works or operations may be carried out outside these times, but these must be agreed in writing with the Local Planning Authority 7 days in advance of being undertaken.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No such details were submitted with the application and in the interests of the appearance of the development and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Aligned Core Strategy (2014).
4. No such details were submitted with the application and to ensure the development presents a satisfactory standard of external appearance to the area and in accordance with the aims of policy 17 of the Part 2 Local Plan (2019) and policy 10 the Broxtowe Aligned Core Strategy (2014).
5. To reduce the risk of flooding and in accordance with the aims of Policy 1 of the Part 2 Local Plan (2019) and Policy 1 of the Broxtowe Aligned Core Strategy (2014).
6. To protect future occupiers from excessive environmental noise and in accordance with Policy 17 of the Part 2 Local Plan (2019).
7. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).
8. In the interests of privacy and amenity for nearby residents and in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).

- 9. In the interests of the amenities of nearby residents and in accordance with the aims of Policy 17 of the Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).**

Notes to Applicant

- 1. The council has acted positively and proactively in the determination of this application by working to determine it within the eight week determination timescale.**
- 2. The prospective building manager/occupants should register to receive flood warnings.**
- 3. Wheel washing facilities should be installed on site in order to prevent mud being deposited on the road from construction vehicles.**
- 4. The applicant is advised to contact the Council's Waste and Recycling Section (0115 917 7777) to discuss waste and refuse collection requirements.**
- 5. The applicant is advised to contact Severn Trent Water on tel: 0800 707 6600 prior to development commencing.**

73.2 19/00799/FUL

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

73.3 19/00243/FUL

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

73.4 20/00059/FUL

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

73.5 19/00774/ROC

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

73.6 19/00779/FUL

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

73.7 19/00685/ADV

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

74 INFORMATION ITEMS

74.1 APPEAL STATISTICS

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

74.2 DELEGATED DECISIONS

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

75 EXCLUSION OF PUBLIC AND PRESS

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

76 ENFORCEMENT CASE

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.

77 UNILATERAL UNDERTAKING - APPENDIX 2

This item was withdrawn from the agenda, at the request of the Chair, in line with Government guidelines to minimise public gatherings during the COVID-19 crisis.