

Planning Committee

Tuesday, 18 February 2020

Present: Councillor F Lott (Chair)
Councillors K Barrie, T Brady, B Burdis, L Darke,
S Graham, J O'Shea, P Richardson, W Samuel and
J Stirling

Apologies: Councillors M Green and F Weetman

PQ56/20 Appointment of substitutes

Pursuant to the Council's Constitution the appointment of the following substitute member was reported:

Councillor J O'Shea for Councillor M A Green

PQ57/20 Declarations of Interest

There were no declarations of interest or dispensations reported.

PQ58/20 Minutes

Resolved that the minutes of the meeting held on 21 January 2020 be confirmed and signed by the Chair.

PQ59/20 Planning Officer Reports

The Committee received guidance in relation to the principles of decision making when determining planning applications and then gave consideration to the planning applications listed in the following minutes.

PQ60/20 19/01512/FUL, Land to the Rear of 7 Co-operative Terrace, Forest Hall

The Committee considered a report from the planning officers in relation to a full planning application from Bespoke Building and Roofing for the erection of two dwellings with parking and gardens.

An addendum to the report had been circulated to the Committee prior to the meeting.

A planning officer presented details of the application with the aid of various maps, plans and photographs.

In accordance with the Committee's speaking rights scheme Mrs Adele Rigby of Co-operative Terrace, Forest Hall was permitted to speak to the Committee. Mrs Rigby referred

to earlier planning applications which had been rejected for the site. Whilst planning policy had changed since then she believed that the proposed development would have a negative impact on neighbouring residents. There was limited car parking available on Great Lime Road and Percy Street and so residents had nowhere else to park other than the development site. She believed that the proposed development would lead to more cars parking on the narrow lanes which would create difficulties for residents accessing private driveways and for refuse vehicles accessing the area and it would create a safety hazard for pedestrians and children. Mrs Rigby also stated that there would be a loss of amenity to neighbouring residents caused by the nearby houses on Co-operative Terrace overlooking the bungalows. The area would look cramped and there would be a loss of open space and wildlife corridor.

Mr Ian Ferguson, of Bespoke Building and Roofing, addressed the Committee to respond to Mrs Rigby's comments. Mr Ferguson described his background as an ex-serviceman and how his company sought to employ local people and construct homes to meet the needs of local people. He had been aware of the reasons why earlier planning applications had been rejected and he had worked with planning officers, and spoken to local residents, in order to comply with the Council's standards and to minimise its impact on neighbours. Mr Ferguson described the site as scrub land where vehicles had been abandoned, fires had been lit and rubbish had accumulated. He believed the development would improve the appearance of the area and provide two much needed homes.

Members of the Committee asked questions of Mrs Rigby, Mr Ferguson and officers and made comments. In doing so the Committee gave particular consideration to:

- a) the likely impact of the development on car parking in the area;
- b) how the proposed development complied with the Council's car parking standards;
- c) the differences between the detail of the application compared to those applications refused in 2005 and 2014; and
- d) the designation of the site as open space and the reasons presented by the planning officers for concluding that the loss of open space was acceptable.

Resolved that (1) the Committee is minded to grant this application subject to an Unilateral Undertaking being agreed under Section 106 of the Town and Country Planning Act 1990; and

(2) delegated powers be granted to the Head of Housing, Environment and Leisure to determine the application following the completion of the Section 106 Legal Agreement to secure a Coastal Mitigation contribution.

PQ61/20 19/01566/FUL, Unit 3 Cobalt 3, Silver Fox Way, West Allotment

The Committee considered a report from planning officers in relation to a full planning application from ASM4 Ltd for the change of use from office (B1/B8) to Hotel (C1) together with a two storey extension onto the existing building to create an additional 249m² of floorspace; improvements to the existing elevations with associated access and parking.

A planning officer presented details of the application with the aid of various maps, plans and photographs. It was stated that should the application be approved it was proposed that the condition relating to odour suppression be amended and a further condition be added relating to the offer of apprenticeship opportunities during the construction phase.

Members of the Committee asked questions of officers and made comments. In doing so

the Committee gave particular consideration to the scope of the ongoing public consultation exercise and the response received to date.

Resolved that (1) the Committee is minded to approve the application subject to:

- i) the expiry of the consultation period and no further representations being received which justify reconsideration by the Committee;
 - ii) the conditions set out in the planning officers report incorporating the amendments described above;
 - iii) the addition or omission of any other conditions considered necessary; and
 - iv) the submission of a unilateral undertaking relating to Coastal Mitigation; and
- (2) delegated powers be granted to the Head of Environment, Housing and Leisure to determine the application providing no further matters arise which in the opinion of the Head of Environment, Housing and Leisure, raise issues not previously considered which justify reconsideration by the Committee.