

## PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 15 JANUARY 2020

**Present:** Councillor McKenna (Chair);  
Councillors Sokale (Vice-Chair), Carnell, Duveen, Ennis, Lovelock, Page, Robinson, Rowland, DP Singh, Stanford-Beale, J Williams and R Williams

**Apologies:** Councillors McEwan

### RESOLVED ITEMS

#### 101. MINUTES

The Minutes of the meeting held on 11 December 2019 were agreed as a correct record and signed by the Chair, subject to noting that Councillor Singh had sent apologies for the meeting.

#### 102. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Executive Director for Economic Growth and Neighbourhood Services submitted, at the meeting, a schedule of applications to be considered at future meetings of the Committee to enable Councillors to decide which sites, if any, they wished to visit prior to determining the relevant applications.

**Resolved -**

- (1) That the under-mentioned application, together with any additional applications which the Deputy Director of Planning, Transport and Regulatory Services might consider appropriate, be the subject of an unaccompanied site visit:

**191792 - 71-73 CAVERSHAM ROAD**

Demolition of former retail warehouse and erection of a new part 1, part 5, part 7 storey mixed-se building comprising 44 residential units, 239 sqm of retail floorspace (Use Class A1) at ground floor and associated car parking, cycle parking and landscaping.

- (2) That officers investigate the possibility of providing members of the Committee with a video walkthrough of the site listed above.

#### 103. PLANNING APPEALS

##### (i) New Appeals

The Executive Director for Economic Growth and Neighbourhood Services submitted a schedule giving details of notification received from the Planning Inspectorate regarding four planning appeals, the method of determination for which she had already expressed

a preference in accordance with delegated powers, which was attached as Appendix 1 to the report.

**(ii) Appeals Recently Determined**

The Executive Director for Economic Growth and Neighbourhood Services submitted details of eight decisions that had been made by the Secretary of State, or by an Inspector appointed for the purpose, which were attached as Appendix 2 to the report.

**(iii) Reports on Appeal Decisions**

The Executive Director for Economic Growth and Neighbourhood Services submitted reports on the following appeal decisions in Appendix 3:

**180849 - LAND ADJACENT TO THORPE HOUSE, COLLIERS WAY**

The development proposed is residential development to provide a maximum of 14 dwelling units and demolition of dwelling at 16 Kirton Close to provide access.

Informal Hearing.

Appeal dismissed.

**172205/FUL and 172206/LBC - 18 RUSSELL STREET**

Erection of two-storey rear extension to accommodate a 1 bedroom flat.

Written representations.

Appeals dismissed.

**Resolved -**

- (1) That the new appeals, as set out in Appendix 1, be noted;
- (2) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (3) That the reports on the appeal decision set out in Appendix 3 be noted.

**104. APPLICATIONS FOR PRIOR APPROVAL**

The Executive Director for Economic Growth and Neighbourhood Services submitted a report giving details in Table 1 of seven pending prior approval applications, and in Table 2 of five applications for prior approval decided between 27 November 2019 and 2 January 2020.

**Resolved -** That the report be noted.

**105. 191144/FUL - 49A-51A GEORGE STREET**

Residential development for a total of six dwellings (net increase of 4 dwellings), comprising re-modelling of 49A and 51A George Street, two storey and single storey rear extensions, rear dormer windows and external alterations to form four apartments and demolition of existing warehouse and construction of two apartments.

The Executive Director for Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which clarified the construction methodology and a number of other points in the original report. The update report recommended amendment of the proposed construction management condition to require submission of phasing arrangements, and amendment of other related conditions to ensure that various facilities were provided in relation to the relevant apartment, no later than first occupation of the relevant apartment.

A verbal update was given at the meeting to explain that the central area policies referred to in the original report did not apply to this location, and to clarify that the affordable housing contribution referred to in the proposed Heads of Terms should be index-linked from the date of permission and payable on commencement of the development.

Comments and objections were received and considered.

**Resolved -**

- (1) That the Deputy Director of Planning, Transport and Regulatory Services be authorised to grant full planning permission for application 191144/FUL subject to completion of a S106 legal agreement by 30 January 2020 (unless a later date be agreed by the Deputy Director of Planning, Transport and Regulatory Services) to secure the Heads of Terms as set out in the original report and verbally amended at the meeting;
- (2) That, in the event of the requirements set out not being met, the Deputy Director of Planning, Transport and Regulatory Services be authorised to refuse permission;
- (3) That planning permission be subject to the conditions and informatives recommended in the original report, as amended by the update report, and with an additional informative regarding retention of the cobbled driveway;
- (4) That the conditions relating to external materials and the phasing of the development be agreed in consultation with Ward Councillors.

**106. 191383/VAR & 191385/FUL - 8 ST JOHNS ROAD, CAVERSHAM**

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191383/VAR - Part-one, part-two storey side and rear extensions and associated alterations without complying with Condition 2 (approved plans) of Planning Permission 171850 regarding building footprint, roof form and external appearance (Retrospective)

191385/FUL - Change of use from a C4 HMO to a Sui Generis 7-bedroom HMO with parking and amenity space

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above applications.

Comments and objections were received and considered.

Objector Shirley Strickland, the applicant's agent Chris Keen and Ward Councillor Richard Davies attended the meeting and addressed the Committee on these applications.

### **Resolved -**

That applications 191383/VAR and 191385/FUL be refused for the reasons set out in the report, with the informatives as recommended.

### **107. 191755/FUL - 60 CHRISTCHURCH ROAD**

Change of use of ground floor to Class A3 cafe/restaurant. Changes to shop front and kitchen extract equipment on rear flat roof.

The Executive Director of Economic Growth and Neighbourhood Services submitted a report on the above application. An update report was tabled at the meeting which summarised additional representations made.

Comments and objections were received and considered.

Objectors Simone Illger and Robert Cox, and the applicant's agent Simon Millett attended the meeting and addressed the Committee on this application.

### **Resolved -**

- (1) That planning permission for application 191755/FUL be granted, subject to the conditions and informatives as recommended in the original report;
- (2) That discharge of the conditions relating to materials, delivery and servicing plan, acoustic assessment and odour management be consulted on with Ward Councillors and reported to a future meeting of the Committee for approval.

(The meeting started at 6.30 pm and closed at 8.03 pm)

