

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 5 FEBRUARY 2025

- Present:** Councillor Gavin (Chair);
Councillors Davies (Vice-Chair), Cresswell, Goss, Hornsby-Smith, Leng, Lovelock, Moore, Rowland, Tarar and Yeo
- Apologies:** Councillor Ennis

RESOLVED ITEMS

72. MINUTES

The Minutes of the meeting held on 8 January 2025 were agreed as a correct record and signed by the Chair.

73. DECLARATIONS OF INTEREST

Councillor Yeo declared a pecuniary interest in Item 78 as he was the applicant.

74. POTENTIAL SITE VISITS FOR COMMITTEE ITEMS

The Committee considered a report setting out 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. The report also listed previously agreed site visits which were yet to take place.

Resolved -

That the following application be the subject of an accompanied site visit:

PL/24/0173 – BROAD STREET MALL

Part-demolition of existing retail units, car park and service areas, demolition and rebuild of car park ramp, and construction of a residential-led, mixed-use development fronting Queens Walk and Dusseldorf Way, including all necessary enabling and alteration works required.

75. PLANNING APPEALS

The Committee received a report on notifications received from the Planning Inspectorate on planning appeals registered with them or decisions made and providing summary reports on appeal decisions of interest to the Committee.

No new appeals had been lodged since the last Committee. Appendix 2 to the report set out details of five appeals decided since the last Committee with comments from officers.

The Committee noted that all five appeals in Appendix 2 had been dismissed, with the Planning Inspector supporting the reasons for refusal given by the case officers.

Resolved –

- (1) That the outcome of the recently determined appeals, as set out in Appendix 2, be noted;
- (2) That planning officers be congratulated on the appeal outcomes, which reflected their considered and policy-driven decisions on planning applications.

76. THIRD QUARTER PERFORMANCE REPORT - PLANNING & BUILDING CONTROL

The Committee received a report on the work and performance of the Planning Development Management and Building Control team for the third quarter of 2024/2025 (October to December) with comparison to same quarters in the previous year. The report focussed on planning and building control application processing performance and fee income.

Resolved –

That the report be noted.

77. PL/23/0107(FUL) & PL/23/0108(LBC) - 10 GUN STREET

PL/23/0107(FUL) – Application for Full Planning Permission: Proposed partial change of use from offices (Class E) to provide an expansion to existing entertainment venue (Sui Generis use) at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations. Detached 3-storey ancillary building to rear boundary with yard over Holy Brook.

PL/23/0108(LBC) – Application for Listed Building Consent: Proposed extensions and internal alterations associate with partial change of use from offices (Class E) to provide an expansion to existing entertainment venue (Sui Generis Use) at 9 Gun Street (Purple Turtle) with erection of rear extensions and internal alterations. Detached 3-storey ancillary building to rear boundary with yard over Holy Brook

Further to Minute 67 of the meeting held on 8 January 2025 the Committee considered a report on the above applications, consideration of which had been deferred from the previous meeting for a site visit. Attached to the report at Appendix 1 was the report submitted to the meeting on 8 January 2025 which included the officer recommendation and proposed conditions and informatives.

Comments and objections were received and considered.

Objector Evelyn Williams, on behalf of the Conservation Area Advisory Committee, and the applicant's agent Paul Tunstall, attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That planning permission for application PL/23/0107(FUL) be granted, subject to the conditions and informatives as recommended in Appendix 1 to the report;
- (2) That listed building consent for application PL/23/0108(LBC) be granted, subject to the conditions and informatives as recommended in Appendix 1 to the report.

78. PL/24/1148 (HOU) - 4 SCHOLAR'S CLOSE, CAVERSHAM

Proposed erection of front, side and rear single-storey extensions (rear extension off existing structural slab) with associated internal alterations and fenestration changes. Roof finish to be changed and installation of solar panels to roof.

The Committee considered a report on the above application.

Comments were received and considered.

Resolved –

That planning permission for application PL/24/1148 (HOU) be granted, subject to the conditions and informatives as set out in the report.

(Councillor Yeo declared a pecuniary interest in this application, as he was the applicant. He left the meeting and took no part in the debate or decision.)

79. PL/24/1520 (FUL) - 300 BROOK DRIVE, GREEN PARK

External refurbishment of an existing office building (Use Class E) including alterations to the main entrance space, elevations, installation of solar photovoltaics (PV) panels and electric vehicle charging points, replacement plant equipment, external lighting, erection of a new cycle store with changing facilities, a new external pergola and associated landscaping works.

The Committee considered a report on the above application. It was verbally reported at the meeting that the proposed conditions would be renumbered to correct an error in the report.

Comments were received and considered.

Resolved –

That planning permission for application PL/24/1520 (FUL) be granted, subject to the conditions and informatives as set out in the report.

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(The meeting started at 6.30 pm and closed at 7.25 pm)