

PLANNING APPLICATIONS COMMITTEE MEETING MINUTES - 3 DECEMBER 2025

Present: Councillor Gavin (Chair);
Councillors Davies (Vice-Chair), Ennis, Hornsby-Smith, Leng, McCann, Moore, Rowland, Tarar, Williams and Yeo

Apologies: Councillors Goss and Lovelock

RESOLVED ITEMS

37. MINUTES

The Minutes of the meeting held on 5 November 2025 were agreed as a correct record and signed by the Chair.

38. DECLARATIONS OF INTEREST

Councillor Tarar declared a prejudicial interest in Item 42 on the grounds of predetermination.

39. 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 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 no additional site visits be arranged. (See also Minute 43 below)

40. 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.

Appendix 1 to the report stated there had been no new appeals lodged since the last Committee. Appendix 2 to the report set out details of ten appeals decided since the last Committee.

Resolved –

That the outcome of the recently determined appeals, as set out in Appendix 2, be noted.

41. LOCAL LISTING REPORT - 'HIGH HESKET', 19 PARKSIDE ROAD

The Committee considered a report on a proposal to add 'High Hesket', 19 Parkside Road, to the List of Locally Important Buildings and Structures. The report identified the building

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as being of local architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - proposed local list text
- Appendix 4 – original nomination file

Resolved –

That 'High Hesket', 19 Parkside Road, be added to the List of Locally Important Buildings and Structures.

42. LOCAL LISTING REPORT - ROYAL ALBION, 642 OXFORD ROAD

Further to Minute 33 of the previous meeting, the Committee considered a report on a proposal to add the Royal Albion, 642 Oxford Road, to the List of Locally Important Buildings and Structures, consideration of which had been deferred at the previous meeting to give an opportunity for the proprietor to make representations and the conservation officer to review and respond to the matters raised by the proprietor.

The report identified the building as being of local architectural importance and made an assessment based on the Council's published Local List criteria for inclusion to the list. The following documents were attached to the report:

- Appendix 1 - location map
- Appendix 2 - relevant photos and illustrations
- Appendix 3 - proposed local list text
- Appendix 4 – original nomination file

An update report was tabled at the meeting that presented a representation from a planning agent on behalf of the proprietor, setting out the officers' response to the representation, clarifying the relevant assessment framework, reviewing the matter raised in the objection and explaining the reasons why officers continued to consider the building to meet criteria for inclusion as a non-designated heritage asset.

Resolved –

That the Royal Albion, 642 Oxford Road, be added to the List of Locally Important Buildings and Structures.

(Councillor Tarar declared a prejudicial interest in the above application on the grounds of predetermination. He addressed the Committee as Ward Councillor and then left the meeting, taking no further part in the debate or decision.)

43. PL/22/1916 (FUL) & PL/22/1917 (FUL) - FORMER DEBENHAMS DEPARTMENT STORE, WEST OF YIELD HALL PLACE, THE ORACLE & EXISTING VUE

CINEMA COMPLEX, WEST OF YIELD HALL PLACE/LONDON ROAD, THE ORACLE

PL/22/1916/FUL - Mixed use development comprising part demolition of former department store and erection of new buildings comprising up to 218 build to rent residential dwellings (Class C3) & 1,209sqm commercial uses within Uses Class E and/or bar (Sui Generis Use). Reconfiguration and change of use of up to 5,866sqm remaining department store floorspace (Class E) to uses with within Use Class E and/or bar (Sui Generis Use) and/or experiential leisure use (Sui Generis Use). Associated public realm, infrastructure works & external alterations to shopping centre, including creation of new shopping centre entrance (amended description) (accompanied by an Environmental Statement).

PL/25/1917 (FUL) - Mixed use development comprising demolition of existing buildings and erection of new building comprising up to 218no. build-to-rent residential dwellings (Class C3) & up to 3,046 sqm commercial floorspace comprising cinema (Sui Generis) and ground floor commercial uses within Use Class E and/or Bar (Sui Generis Use). Associated public realm and infrastructure works (amended description) (accompanied by an Environmental Statement)

The Committee considered a report on the above applications.

An update report was tabled at the meeting which provided further information on sustainable drainage systems, heritage townscape and visual impact assessment, economic benefits, timeframe for implementation, highways matters, nationally described space standards and the affordable housing deferred payment mechanism. The recommendations for both applications had been amended accordingly.

Comments and objections were received and considered.

Resolved –

That consideration of applications PL/22/1916 (FUL) & PL/22/1917 (FUL) be deferred to seek further information on matters raised by members of the Committee and to allow an accompanied site visit.

44. PL/25/1191 (FUL) - LAND AT MEADOW ROAD

Full planning application for the demolition of existing and construction of employment units for flexible uses within E(g)(ii) and (iii), B2 and/or B8 of the Use Classes Order (including ancillary office provision) with associated enabling works, access from Meadow Road and Milford Road, parking and landscaping. Departure from the Development Plan - the following application does not accord with the provisions of the development plan in force in the area in which the land to which the application relates is situated.

The Committee considered a report on the above application.

An update report was tabled at the meeting which provided details of additional comments and information received and further appraisal of land use principles, flooding, neighbouring

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amenities, sustainability and highways (in relation to cycle spaces). The update report recommended alterations to reasons for refusal 2, 3 and 6.

It was recommended verbally at the meeting that an additional reason for refusal relating to cycle storage be added. It was also recommended that officers consider the potential impact of commercial traffic on residential streets and be authorised to add a further additional reason for refusal if appropriate.

Comments and objections were received and considered.

Ward Councillor Adele Barnett-Ward attended the meeting and addressed the Committee on this application.

Resolved –

- (1) That application PL/24/1191/FUL be refused planning permission for the reasons set out in the original report, with the informatics as set out in the original report, with the amendments to reasons set out in the update report, and the additional reason for refusal as set out below:
 9. The proposed development fails to demonstrate provisions of suitable and acceptable cycle stores and as such fails to ensure sustainable transport facilities, contrary to policies TR1 and TR5 of the Local Development Plan, the Parking Standards and Designs SPD and paragraph 117 of the National Planning Policy Framework (2024);
- (2) That the Assistant Director of Planning, Transport and Public Protection Services be authorised to consider the potential impact of commercial traffic on residential streets and, if appropriate, add a further additional reason for refusal.

(The meeting started at 6.30 pm and closed at 7.36 pm)