

PLANNING COMMITTEE

23rd March 2023

Present: Councillor James Stanley in the Chair

Councillors Allcott, Barnes, Cleary, S. Ditta,
Mrs L. Hodgson (in place of Councillor
Amos), Lewing and Roberts

Also in Attendance:

Councillor Udall

Apologies: Councillors Agar, Bisset and Desayrah

98 Declarations of Interest

None.

99 Minutes of Previous Planning Committee

RESOLVED: That the minutes of the meeting held on 23rd February 2023 be approved as a correct record and signed by the Chair.

100 Site Visits

The Committee had visited the following site which was the subject of an application to be determined, prior to the commencement of the meeting:

Application 22/00334/FUL – St Clements Church Hall, Henwick Road

101 Public Participation

None.

102 Public Representation

None.

103 Application 22/00334/FUL - St Clements Church Hall, Henwick Road

Introduction

The Committee considered an application for the demolition of an existing Church Hall and erection of a four-storey building to provide 54 bed student accommodation with associated communal amenity space, landscaping, car/cycle parking and refuse storage at St Clements Church Hall, Henwick Road.

Reason Why Being Considered at Planning Committee

The application had been referred to Planning Committee as it is outside the scope of the adopted Scheme of Delegation.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the site itself, relevant policies, planning history and representations and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation.

Public Representations

There had been no one registered to speak on the application. A local Ward Member, Councillor Udall addressed the Committee.

Key Points of Debate

- The local Ward Member commented on the significant level of local concern. He expressed the view that the proposed development was totally inappropriate in this location. Issues raised in his presentation included the significant and overbearing impact on the adjacent sheltered housing scheme, the suitability of the existing building for community use, the loss of residential amenity, disturbance from demolition and construction, lack of car parking, the existing cycling prohibition on Church Walk, the location of the cycle store, the size of the accommodation and the number of units, the lack of outdoor recreational space and the inappropriate mix of generations living next to each other. He asked the Committee to refuse the application.
- The County Council Highways representative stated that a car parking management plan will be put in place, there are sufficient parking restrictions currently in the vicinity and it is accepted that this is a suitable location for a car-free development as students will not need to rely on a car for access to the university or associated facilities.
- The Service Manager – Development Management responded to questions and comments from Committee Members. Matters raised included on-site parking for visitors, the size and number of accommodation units, the proposed colour scheme, the opportunity for car club parking, hours of operation during construction, arrangements for management of the site when occupied, the history of the site and provision of a heritage interpretation sign and provision of outdoor seating. The position regarding an NHS contribution was clarified.
- The Service Manager advised that some of the matters raised are addressed by the proposed conditions.
- It was proposed that the application be deferred to enable the applicants or their agent to answer questions. The Legal Team Manager advised that the Constitution currently prevented applicants from answering questions in

person unless an objector has registered to speak. It was anticipated that this provision would change soon, as the rules on public participation at the Committee would be debated at the next meeting of the Council on 28 March.

- It was proposed and seconded that the application be refused on the grounds that the scheme is unacceptable in terms of scale and design, the number of accommodation units, the provision for visitor parking and the lack of on-site management.

The Head of Planning advised that, in view of the imminent change in the Committee Procedure rules, there should be an opportunity for the applicants and their agent to comment on the points raised and to answer Members' questions at the next meeting. In the circumstances, the proposer of the motion to refuse agreed to withdraw the proposal at this stage. The proposal to defer was duly seconded.

There being no further points made the Chair requested the voting of each Member of the Committee who was eligible to vote. Following the recording of the votes the proposal to defer the application was agreed as follows to enable additional information to be provided.

For - 6
Against - 1
Abstentions - 0

RESOLVED: That the Committee defer the application to enable additional information to be provided.

For voting purposes it was noted that Councillor Roberts joined the Committee meeting at the start of the next item.

104 Application 22/00960/FUL - 24A Barbourne Road

Introduction

The Committee considered an application for the change of use of ground floor from existing retail shop (Class E) to 2no. one bedroom apartments at 24A Barbourne Road.

Reason Why Being Considered at Planning Committee

The application had been referred to Planning Committee at the request of Councillor Lewing. However, as the application had now significantly changed, Councillor Lewing requested that she remain the room for the consideration and determination of the application.

Report/Background/Late Papers

The report set out the background to the proposal, the site and surrounding area, the site itself, relevant policies, planning history and representations and consultations where applicable.

There were no late papers circulated.

Officer Presentation

The information was presented as set out by the Corporate Director – Planning and Governance, in conjunction with a powerpoint presentation.

Public Representations

There had been no one registered to speak on the application.

Key Points of Debate

- The recessed shop frontage was highlighted as this is an unusual and attractive feature which should be retained. Officers stated loss is regrettable but insufficient to justify refusal.
- Other issues raised include the Nationally Described Space Standard, the location of the flat 1 bedroom on the street frontage and cycle storage in the basement.
- The County Council Highways Representative will check whether occupants would be eligible to join the residents' parking scheme.
- The Deputy Service Manager - Development Management advised that the proposal has been through a number of iterations and Officers considered it to be acceptable in its current form. The change of use was acceptable and modest degree of less than substantial harm to a heritage asset was outweighed by the public benefits.
- Members were advised that the Committee should determine the scheme that is before them.

A proposal to approve the application had been made and this was seconded. There being no further points made the Chair requested the voting of each Member of the Committee who was eligible to vote. Following the recording of the votes the proposal to approve was agreed as follows.

For - 5
Against - 3
Abstentions - 0

RESOLVED: That the Committee grant planning permission, subject to the conditions set out in section 9 of the report.

105 Any Other Business

None.

Duration of the meeting: 1.30p.m. – 2.55p.m.

Chair at the meeting on
20th April 2023