

EAST AREA PLANNING COMMITTEE

Wednesday 4 March 2015

COUNCILLORS PRESENT: Councillors Darke (Chair), Coulter (Vice-Chair), Brandt, Clarkson, Seamons, Lloyd-Shogbesan and Wilkinson.

OFFICERS PRESENT: Martin Armstrong (City Development), Michael Morgan (Law and Governance) and Jennifer Thompson (Law and Governance)

97. APOLOGIES FOR ABSENCE AND SUBSTITUTIONS

Apologies for absence were received from Councillor Altaf-Khan, Councillor Anwar (substitute Councillor Seamons), and Councillor Paule.

98. DECLARATIONS OF INTEREST

There were no declarations of interest made.

99. 51 SANDFIELD ROAD: 14/01332/FUL

The Head of City Development submitted a report which detailed an application for planning permission for the erection of a single storey rear and first floor side extension and formation of a new roof over an existing flat roof at 51 Sandfield Road.

Dr Gareth Cheetham, a local resident, spoke against the application.

John Gorrell, the applicant, spoke in support of the application.

The Committee asked questions of the planning officer. After debate, a motion to agree the officer's recommendation as set out in the report was declared carried on being put to the vote.

The Committee resolved to approve application 14/01332/FUL subject to the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Materials as approved plans.
4. Obscure non-opening window first floor.
5. SUDs Drainage.

100. MARYWOOD HOUSE, LEIDEN ROAD: 14/01770/FUL

The Head of City Development submitted a report which detailed an application for planning permission for the demolition of existing buildings on site, erection of two buildings on three levels to provide four 3 bed houses and six 2 bed flats,

plus 10 supported housing flats, 18 car parking spaces, cycle parking, landscaping and ancillary works at Marywood House, Leiden Road.

The Committee asked questions of the planning officer. He recommended a condition to secure landscaping and planting and advised the correct maximum CIL liability was £193, 615. After debate, a motion to agree the officer's recommendation as set out in the report with the additional condition was declared carried on being put to the vote.

The Committee resolved to approve application 14/01770/FUL subject to the completion of a legal agreement and the following conditions:

1. Development begun within time limit.
2. Develop in accordance with approved plans.
3. Samples.
4. Landscape hard surface design - tree roots.
5. Landscape underground services - tree roots.
6. Tree Protection Plan (TPP) 1.
7. Arboricultural Method Statement (AMS) 1.
8. Details of parking areas.
9. Details of cycle parking - waste storage.
10. Boundary details before commencement.
11. Potential contamination remediation.
12. Unexpected contamination.
13. Ground resurfacing - SUDS compliant.
14. Bat and bird boxes integrated into building.
15. NRIA.
16. Design - no additions to dwelling.
17. Surface Drainage Scheme.
18. Travel Plan.
19. Landscaping scheme to be submitted and agreed.

Legal Agreement:

To ensure the provision of the affordable housing units contained within the development proposal, the applicant will need to provide an undertaking under the terms of section 106 of the Town & Country Planning Act 1990.

101. 55 TO 98 KESTREL CRESCENT (VERGES): 15/00235/CT3

The Head of City Development submitted a report which detailed an application for planning permission for the provision of 13 residents' parking spaces on existing grass verges at 55 to 98 Kestrel Crescent.

Marcin Rudzki, a local resident, spoke about the application.

The Committee asked questions of the planning officer. After debate, a motion to agree the officer's recommendation as set out in the report was declared carried on being put to the vote.

The Committee resolved to approve application 14/01770/FUL subject to the following conditions:

1. Development begun within time limit.

2. Develop in accordance with approved plans.
3. Ground resurfacing - SUDS compliant.
4. Tree Protection Plan (TPP) 2.
5. Arboricultural Method Statement (AMS) 2.
6. Management and monitoring.
7. Landscaping details.
8. Oil/petrol filters.

and to note that these conditions should require a permanent means of preventing vehicles accessing the remaining grassed areas.

102. ARTICLE 4 DIRECTION (OFFICES TO RESIDENTIAL)

The Head of City Development submitted a report which detailed proposals for and responses to consultation on an Article 4 Direction making it necessary to apply for planning permission to change the use of offices (B1a) to residential (C3) on key protected employment sites.

The Committee considered the report and the evidence it contained including the public comments received from the public consultation stage

The Committee resolved to:

Confirm the Article 4 Direction, which was originally made on the 28 March 2014 but will not come into force until 28 March 2015.

103. PLANNING APPEALS

The Committee noted the report.

104. MINUTES

The Committee resolved to approve the minutes of the meetings held on 4 February 2015 and 11 February 2015 as a true and accurate record.

105. FORTHCOMING APPLICATIONS

The Committee noted the list of forthcoming applications.

106. DATES OF FUTURE MEETINGS

The Committee noted that the next meeting would be held on 8 April.

The meeting started at 6.00 pm and ended at 7.50 pm