

CITY PLANS PANEL

THURSDAY, 18TH JANUARY, 2024

PRESENT: Councillor J McKenna in the Chair

Councillors C Campbell, B Anderson,
D Blackburn, K Brooks, P Carlill, D Cohen,
K Dye, C Gruen, A Khan and A Maloney

51 Appeals Against Refusal of Inspection of Documents

There were no appeals.

52 Exempt Information - Possible Exclusion of Press and Public

There was no exempt information.

53 Late Items

There were no late items.

54 Declaration of Interests

There were no declarations. In relation to Agenda Item 7, Application 23/0725/FU, Councillor Khan informed the Panel that the site fell within his ward but he would be treating the application with an open mind.

55 Minutes - 30 November 2023

RESOLVED – That the minutes of the meeting held on 30 November 2023 be confirmed as a correct record.

56 Application 23-02725-FU - Site on the North East Side of Cross Green Lane to the west of the junction with Easy Road

The report of the Chief Planning Officer presented an application for the demolition of existing buildings and the erection of 38 apartments and office space. This will represent a phased development to deliver 28 apartments as part of the western phase and 10 apartments with office space as part of the eastern phase. Associated landscaping and car parking was also sought.

The application was deferred at the meeting held in November 2023 to get further information on materials and design. Members visited the site prior to that meeting.

Site plans and photographs were displayed and referred to throughout the discussion of the application.

Further issues highlighted in relation to the application included the following:

- Improved elevation images and CGI images had been submitted.
- The images displayed a variety of elevation treatments, including balconies and the solar shading to be used on the south facing elevation.
- The roof would include green roof areas, solar panels and a walled garden.
- The building would be finished in blue/grey brick with elements of off-white render which would help break up the mass of the building.
- The proposals would not affect the functionality of the industrial units to the rear.
- The rear elevation would also be blue/grey brick with off-white render. There would also be semi-transparent polycarbonate walling to the stairwells.
- All window frames, door frames and sills would be finished in a dark grey coated aluminium.
- Samples of materials to be used were made available for inspection.
- The solar shading would also provide winter gain with the capture of sunlight.
- The apartments would have a high amenity level with sustainable climate control.
- The green roofs and walled roof garden would add to the biodiversity improvements of the development.

In response to questions from the Panel, discussion included the following:

- There would be a loading bay to the front of the building and double yellow lines would be extended to the access to the site. There would also be additional assessments for future controls with regards to parking.
- There would not be any main living spaces with windows facing on to the rear of the site.
- There would be a footpath that ran round the rear of the building to provide emergency access/exit to the western end of the building. This had been approved by Health and Safety.

In response to comments from the Panel, discussion included the following:

- The images had provided a much clearer view of the proposals and the design, materials and layout were good.
- The possibility of having a competition or involvement of local schools in designing artwork for the solar shading and for Panel to visit when it is delivered on site.
- The design was good and would bring interest to the streetscene. The proposed colour scheme was notable.
- There was some concern that the second phase of the development would not be carried out or different proposals could be sought for the

second stage. It was reported that the desire to complete the scheme in two phases was to give flexibility but the intention was to develop the scheme as a whole. Should there be any differences these would be subject to planning permission.

- Members were supportive of the scheme.

RESOLVED – That approval be deferred and delegated to the Chief Planning Officer subject to the specified conditions set out in Appendix 1 (and any others which he might consider appropriate) and a Section 106 agreement to include the following obligations:

- Affordable housing 7% - 3 apartments comprising two-bedroom flats numbered 3, 20 and 25 on the first, second and third floor plans will be offered to local housing associations for purchase at the council's affordable benchmark prices.
- Contribution towards green space improvements of £49,360.85
- Traffic Regulation Order to manage any overspill parking issues in the surrounding area as a result of the development: £10,000.
- Co-operation with Local Jobs and Skill Initiatives.

In the circumstances where the Section 106 has not been completed within 3 months of the Panel resolution to grant planning permission, the final determination of the application shall be delegated to the Chief Planning Officer.

57 Date and Time of Next Meeting

Thursday, 15 February 2024 at 1.30 p.m.