

Planning Committee

Minutes of meeting held in Remote meeting (via Microsoft Teams) on 25 August 2020 at 6.00 pm.

Present:

Councillors Peter Diplock (Deputy-Chair, In the Chair), Jane Lamb, Robin Maxted, Md. Harun Miah, Colin Murdoch, Barry Taylor and Candy Vaughan.

Officers in attendance:

Helen Monaghan (Lawyer, Planning), Leigh Palmer (Interim Head of Planning), James Smith (Specialist Advisor for Planning) and Emily Horne (Committee Officer).

Also in attendance:

Councillor Robert Smart (Opposition Leader).

10 Welcome and Introductions

The Chair introduced members of the Committee via roll call, and those officers present during the remote meeting.

11 Apologies for absence and notification of substitute members

An apology for absence had been received from Councillor Jim Murray. Councillor Amanda Morris declared that she was acting as substitute for Councillor Murray for the duration of the remote meeting.

12 Declarations of Disclosable Pecuniary Interests (DPIs) by members as required under Section 31 of the Localism Act and of other interests as required by the Code of Conduct.

There were none.

13 Minutes of the meeting held on 21 July 2020

The minutes of the meeting held on 21 July 2020 were submitted and approved as a correct record, and the Chair was authorised to sign them.

14 Urgent items of business.

There were none.

15 21-25 Gildredge Road ID: 200322 & 200332

ID: 200322 – Planning permission for the change of use from A1, A2 & B1a use to proposed residential use providing 15No. self-contained dwellings and associated facilities and **ID: 200332** – Planning permission for a loft conversion for the provision of 2 new dwellings – **MEADS**.

The Specialist Advisor informed the Committee that the applicant had submitted a report stating that they were not able to provide a financial contribution towards affordable housing, either on site or as a commuted sum and that the outcome of the independent assessment was awaited. He explained that if the independent assessment was approved and it was accepted that it was not viable, then the development would be approved without requiring affordable housing. If the assessment was not approved, then the Council would seek 30% affordable housing or refuse the application. Alternatively, if one application was approved and the other was refused, then a mechanism would be put in place within the S106 Agreement to ensure the appropriate contribution was received.

Councillor Smart, Ward Member, addressed the Committee. He stated that he was not against the application in principle but felt the obligation of affordability should continue irrespective of the outcome of the viability statement, and more parking should be provided.

The Committee welcomed the development, but raised concerns regarding the lack of a lift, parking spaces, car charging points, the loading/unloading of vehicles and the size of the 1 bedroom/1 occupant flats. Members were concerned that the affordable viability statement was still outstanding.

A Member asked if an advisory condition or informative could be imposed on residents to limit ownership of cars. The Lawyer advised the Committee that such a condition must be enforceable. The Specialist Advisory Officer confirmed that the Committee's concerns would be conveyed to developer.

Councillor Diplock proposed a motion to approve application ID: **200322**. This was seconded by Councillor Miah, and was carried.

200322 - RESOLVED (Unanimous): That permission be approved, subject to a S106 legal agreement securing affordable housing and a Local Labour Agreement and the remaining conditions set out in the report.

Councillor Diplock proposed a motion to refuse application ID: **200332**. This was seconded by Councillor Miah, and was carried.

200332 - RESOLVED (Unanimous): That permission be refused, subject to the conditions set out in the report.

16 Mansion (Lions) Hotel, 32-35 Grand Parade ID: 200280

Outline planning permission for the Conversion of rear part of hotel at 15-21

Hartington Place to 21N° two bedroom flats – **MEADS**.

The Committee was advised by way of an addendum report, of a revised recommendation, should the application be approved. Following an external viability assessment report it was concluded that the scheme could not sustain the delivery of affordable housing, therefore the requirement was removed from the recommendation.

In discussing the application, the Committee expressed concern at the loss of hotel rooms, retention of windows, parking, appropriate cycle and bin storage, paint colour and potential for an HMO (House in Multiple Occupation).

The Specialist Advisor stated that the conditions would be amended to monitor the façade of the building and restore the windows where appropriate. The applicant would be asked to supply details regarding the cycle storage and paint colour. He further advised that any conversion to HMO use would not be supported.

Councillor Miah proposed a motion to approve the application. This was seconded by Councillor Morris.

RESOLVED (Unanimous): That outline permission be approved subject to a S106 Agreement securing local labour and reasonable investment in retained tourism use and the conditions set out in the report.

17 Mansion (Lions) Hotel, 32-35 Grand Parade ID: 200280

Listed Building Consent for the Conversion of rear of hotel at 15-21 Hartington Place to 21N° two bedroom flats (Outline planning application under reference 200280) – **MEADS**.

Councillor Vaughan proposed a motion to approve the application in line with the officer's recommendation. This was seconded by Councillor Miah.

RESOLVED (Unanimous): That Listed Building Consent permission be granted, subject to the conditions set out in the report.

18 Date of Next Meeting

Resolved:

That the next meeting of the Planning Applications Committee which is scheduled to commence at 6:00pm on Tuesday, 22 September 2020 in a virtual capacity, via Microsoft Teams, and in accordance with section 78 of the Coronavirus Act 2020 and section 13 of the related regulations, be noted.

The meeting ended at 7.22 pm

Councillor Peter Diplock