



## **PLANNING COMMITTEE**

**MEETING** : Tuesday, 6th August 2019

**PRESENT** : Cllrs. Lewis (Vice-Chair), D. Brown, J. Brown, Finnegan, Hanman, Hansdot, Lugg, Toleman and Walford

**Officers in Attendance**

Paul Skelton, Technical Planning Manager

Mark Fisher, Planning Assistant

Nick Jonathan, Solicitor, One Legal

Anthony Wisdom, Democratic and Electoral Services Officer

**APOLOGIES** : Cllrs. Taylor, Dee, Derbyshire and Hawthorne

### **1. DECLARATIONS OF INTEREST**

There were no declarations of interest on this occasion.

### **2. MINUTES**

The minutes of the meeting held on 2<sup>nd</sup> July 2019 were confirmed and signed by the vice-Chair as a correct record.

### **3. LATE MATERIAL**

Late material relating to agenda items 5 and 6 had been circulated.

### **4. UNIT 5, 151 BRISTOL ROAD - 18/01338/COU**

The Planning Officer presented the report which detailed a retrospective application for change of use from Class B8 to Class A1 (Barber Shop) at Unit 5, 151, Bristol Road.

He drew Members' attention to the late material which contained a consultation response from the Police who raised no objection to the application. Councillor Stevens as a Ward Member addressed the Committee in opposition to the application. He stated that there had been no problems with anti-social behavior in

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Cecil Road prior to the opening of the barber's shop and he outlined residents' concerns including:-

- Large groups of young men gathering
- Loud music from motor cars
- Fast driving the wrong way around the one way system
- Youths sitting on residents parked cars
- Open drug activity
- Smell of cannabis
- Anti-social behavior

The Technical Planning Manager reminded Members that they were required to determine the application on its planning merits and that anti-social behavior was a matter for the police to deal with.

A Member called for information relating to any incidents in Cecil Road prior to the opening of the barber shop.

Another Member noted that the barber shop's website contained an alternative tariff for out of hours and was advised that the opening hours would be controlled by condition.

A Member questioned the supply of alcohol and was advised that it was not uncommon for salons to offer clients refreshment including alcohol and the issue had been referred to the Licensing Team.

The Vice-Chair reminded Members that the application had to be determined on planning policies.

A Member was advised that it would not be reasonable to impose a condition to require the removal of the pool table.

A Member repeated his request for information on any incidents in Cecil Road prior to the opening of the barber's shop. The Solicitor advised that would not make any difference and the Committee should consider the use of the building.

Members agreed to strengthen Condition 2 to make it absolutely clear that there should be no operations outside the hours permitted by that condition. The Vice-Chair moved and Councillor Lugg seconded that permission be granted subject to the conditions in the report with a suitable addition to Condition 2.

**RESOLVED that planning permission be granted subject to the conditions in the report and an appropriate addition to Condition 2.**

**5. LIDL SUPERMARKET, EASTERN AVENUE - 19/00263/FUL**

The Technical Planning Manager presented the report which detailed an application to vary condition 20 of planning permission 16/00013/FUL for the demolition of existing discount food store and construction of a replacement discount food store with associated car parking, servicing and landscaping. The variation is to extend the permitted hours for deliveries to allow the store to receive deliveries between

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06.00 hours and 23.00 hours on any day of the week at Lidl Supermarket, Eastern Avenue.

He advised Members that a temporary permission was proposed so residents could notify the Council if problems were encountered. He referred to the late material which comprised a letter from the agents requesting that the temporary permission be amended to 12 months from the approval of the Noise Management Plan.

**Mrs Prentice, an adjoining neighbor, addressed the Committee in opposition to the application.**

She stated that the current hours were already breached and referred to a recent occasion when she was woken by a vehicle arriving at 5.25 am and had kept the engine running for the refrigeration equipment. She believed that the proposed hours would allow little respite for residents from noise and light pollution.

**Rachael Brady-Hooper, for the applicant, addressed the Committee in support of the application.**

She stated that the applicant had agreed to provide a Noise Management Plan and requested that the temporary period for the consent be amended to twelve months from the discharge of the pre-commencement conditions. The Vice-Chair moved and Councillor Lugg seconded that planning permission be granted subject to the conditions in the report as amended.

**RESOLVED that planning permission be granted subject to the conditions in the report subject to the following amendments to condition 2:-**

Condition 2

For a period not exceeding 12 months following approval of the Noise Management Plan required pursuant to condition 3 below the loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the following times: 06.00hrs - 23.00hrs on any day of the week.

After expiry of the 12 month period following approval of the Noise Management Plan the loading and unloading of service and delivery vehicles together with their arrival and departure from the site shall not take place outside the following times: Monday-Saturday 07.00hrs-21.00hrs, Sunday 08.00hrs - 13.00hrs with no deliveries on Bank Holidays.

Reason

To protect the amenity of local residents.

**6. DELEGATED DECISIONS**

Consideration was given to a schedule of applications determined under delegated powers during the month of June 2019.

**7. DATE OF NEXT MEETING**

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Tuesday, 3<sup>rd</sup> September 2019 at 6.00pm.

**Time of commencement: 6pm**

**Time of conclusion: 7pm**

**Chair**