

# PLANNING COMMITTEE

## UPDATE SHEET

(List of additional information, amendments and changes to items since publication of the agenda)

23 January 2013

### **4(a) 16-18 SNEINTON DALE**

It is recommended that this item be withdrawn from the Agenda to allow further discussions to take place with the applicant.

### **4(b) LAND AT SITE OF DUFFIELD COURT, FLAXTON WAY**

The report incorrectly states that the new dwellings will be provided by Nottingham City Homes (NCH). The dwellings will be provided by Nottingham Community Housing Association (NCHA).

Paragraph 7.3 states that 9 of the dwellings would be constructed to Lifetime Homes Standards. This is an error and should read 5 of the dwellings would be constructed to Lifetime Homes Standards.

Several versions of the site plan were submitted with the planning application. The site plan included in the presentation is an up to date, accurate version and supersedes the plan appended to the committee report.

A query has been raised in relation to the proposed location of the site compound. It will be necessary to ensure that the compound is sensitively located to minimise disruption for existing residents. It is therefore recommended that the wording of condition 6 be amended to require details of the construction compound, as follows:

“The development shall not be commenced until a construction plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include details of the location of the construction compound, the type, size and frequency of vehicles to/from the site, haul routes (if any), staff parking provision, site security, traffic management plans, wheel cleaning facilities and measures to prevent the deposit of debris on the highway and, a timetable for its implementation. Thereafter the construction plan shall be implemented in accordance with the approved details and timetable unless otherwise agreed in writing by the Local Planning Authority.”

The developer has confirmed that window reveals of 75 mm will be incorporated across the scheme. The following additional condition is recommended to ensure that this is achieved:

“The development shall not be commenced until cross-section drawings to show details of the window reveals have been submitted to and approved in writing by

the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy BE3 of the Local Plan."*

#### **4(c) SITE OF 1 TO 20 AND 12 TO 20 WINDMILL CLOSE**

The developer has confirmed that window reveals of 75 mm will be incorporated across the scheme. The following additional condition is recommended to ensure that this is achieved:

"The development shall not be commenced until cross-section drawings to show details of the window reveals have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

*Reason: To ensure that the appearance of the development is satisfactory in accordance with Policy BE3 of the Local Plan."*

#### **4(d) 512-514 BERRIDGE ROAD WEST**

Since the report was written, further consideration has been given to the activities that take place at the premises and the times and days of use. In order to seek to address local residents' concerns relating to the times of use late into the evening during the Ramadan period, it is proposed that a more restricted closing time of 23:15 hours be applied. The applicant has confirmed that, while as much flexibility as possible would be helpful, most prayers will be finished by 22:45 hours. A small number of people typically remain on the premises until 23:15 hours for further prayers, but they are happy to accept a restriction that the use does not extend beyond this time.

In addition to the revisions to the closing time, further minor changes are proposed to the wording of condition number 1 to give clarity over when the different types of uses must cease. This will help officers to monitor and enforce the activities at the premises and the hours of use. The changes will also address the ambiguity in relation to how the building is used internally for different events.

Amend recommendation to revise the wording of condition 1:

"The premises shall not used outside of the following times:

Day nursery - 08:30 to 16:30 hours, Monday to Friday only  
Use for prayers / worship - 04:00 to 23:15 hours on any day  
Other community uses - 08:30 to 21:30 hours on any day"