



ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda.

NOTTINGHAM CITY COUNCIL PLANNING COMMITTEE

Date: Wednesday, 20 August 2014

Time: 2.30 pm

Place: Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

Constitutional Services Officer: Mark Leavesley **Direct Dial:** 0115 8764302

AGENDA

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PLANNING COMMITTEE

UPDATE SHEET

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

20 August 2014

4(b) Gresham Works, London Road

The additional bat survey has been undertaken and the Biodiversity and Greenspace Officer has confirmed that there are now no outstanding issues.

(Additional background papers: Bat roost potential and nocturnal bat survey August 2014, email from Biodiversity and Greenspace Officer dated 12.08.2014)

4(c) Site of 1 Bestwood Park Drive West

Receipt of revised plans showing changes to road and to elevations. Road now includes shared surface, blocks and street trees in build-outs. House elevations now feature corbel detailing (rather than barge boards), inset timber cladding and glass porch canopies. Bungalows and flats feature render panels and flat grp porch canopies.

Road revisions are considered to be improvements in placemaking and traffic calming. Elevation changes are improvements in providing a place with distinctive character which responds well to its context.

(Additional background papers: Amended plans received 14.08.2014. Condition S1 revised to incorporate plan numbers)

4(d) Rocky Mount, Barrack Lane

Following the receipt of additional information Highways are recommending the following conditions and informatives:

- 1) No part of the development hereby permitted shall be occupied until such time that provision has been made within the application site for parking of cycles in accordance with details submitted to and approved in writing by the Local Planning Authority. That area shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To promote sustainable travel and in accordance with the aims of Policy T3 of the Local Plan.

- 2) No part of the development hereby permitted shall be occupied until the existing site access on the Barrack Lane frontage that has been made redundant as a consequence of this consent is permanently closed and the access crossing reinstated as footway with full height kerb as shown on plan (beckett jackson thompson architects drawing number J04 rev B) for indicative purposes only to the satisfaction of the Local Planning Authority.

Reason:- In the interests of pedestrian safety and in accordance with the aims of Policy BE2 of the Local Plan.

- 3) No development hereby permitted shall be occupied until the Derby Road footway beside the site boundary has been altered to provide greater pedestrian priority as shown for indicative purposes only on the attached plan (beckett jackson thompson architects drawing number J01 rev B) to the satisfaction of the Local Planning Authority.

Reason:- In the interests of pedestrian safety and in accordance with the aims of Policy BE2 of the Local Plan.

- 4) No works including site clearance or demolition shall be commenced until a construction management plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall as a minimum include details of 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.

Reason:- To avoid prejudice to traffic conditions within the vicinity of the site and to safeguard the amenities of neighbours in accordance with Policies BE2 and NE9 of the Local Plan.

Informatives:-

Planning permission is **not** consent to work on the public highway. Therefore prior to **any** works commencing on site including demolition works you **must** contact Highways Network Management on 0115 876 5238 to ensure all necessary licences and permissions are in place. It is an offence under Section 148 and Section 151 of the Highways Act 1980 to deposit mud on the public highway and therefore you should take every effort to prevent this occurring

Planning consent is **not** consent to work on the highway. To carry out the off-site works on Barrack Lane and Derby Road respectively associated with the planning consent, approval must first be obtained from the Local Highway Authority. Approval will take the form of a Section 278 Agreement and you should contact Highways Network Management on 0115 8765293 to instigate the process. It is strongly recommended that you make contact at the earliest opportunity to allow time for the process to be completed as you will **not** be permitted to work on the Highway before it is complete. All associated costs will be borne by the developer.

The applicant is reminded that as per previous correspondence owing to the fact that the development site will have vehicular access off Derby Road only, and off street parking is being provided as part of the development, the property and future apartments thereof will not qualify for inclusion within the Barrack Lane Residents' Parking Scheme.

The above conditions and informatives will be included.

Nottinghamshire Wildlife Trust: Request that demolition and removal of vegetation should **not** take place during the bird breeding season.

The following informative will be included:

Informative:-

The applicant is reminded that demolition and removal of vegetation should **not** take place during the bird breeding season, between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation to the Local Planning Authority that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

(Additional background papers: Memo received from Highways dated 14/08/14, Email received from NWT dated 13/08/14)

4(f) Fairham Brook Nature Reserve, Green Lane

Letter of objection received from local resident in response to additional information received:

The issue of the partnership scheme between Nottingham City Council and NWT is questioned and why Nottingham City Council have not signed the application forms. The legality of the application is questioned by the objector. The proposal will result in the destruction of the biodiversity habitat. Therefore both partners should be named on the application.

The local community has expressed their concerns by the signing of a petition against the scheme.

The council has a duty to conserve the reserve as its responsibility under the Natural Environment Rural Communities Act. If the project goes ahead it will not conserve the area.

There is mention of the Water Framework Directive and a connection to this project. The public need to be made aware of any future plans under the Water Framework Directive along the Fairham Brook watercourse within the City Boundary. The Environment Agency is the official body that has this responsibility but this has not occurred to date.

The comments made by the Water Management Consortium/Drainage Board in Annex 1 mentioning the Water Framework Partnership would be better kept in their adopted statutory area of the watercourse and not main River where the concerns are mainly the plan to alter the local nature reserve. Fairham Brook Reserve should not be considered as extra storage for water as stated by C. Manning. It is not a balancing pond. Any unwanted water entering this reserve by an unnatural process could be a threat to its Biodiversity by pollution, which has been reported to the Environment Agency in the past. Making comments outside the I.D.B. work area for which there is no in depth knowledge should not be recognised.

Annex 2 the comments made by Valerie Holt are disputed that 1:50 year was contained below the outfall pipe from the surrounding agricultural land was isolated

from the watercourse. When Fairham brook floods, all the out fall drains are overwhelmed from the whole length of the reserve onto Clifton Pastures as far as Gotham Moor there is photographic and video footage to verify this, the Floodplain is not drying out.

From observations it is considered an average of about 1:5 year natural flooding. The disputed comments have been made to justify unnecessary rewetting. Within a couple days water levels fall rapidly.

In addressing third party concerns over the legality of the application, it is the case that the application has been submitted by NWT. The applicants have followed due process and there is no reason to question the validity of the application.

The appraisal section of the Committee report sets out why it is not considered the scheme will have an adverse impact upon biodiversity of the Local Nature Reserve (LNR) and that the proposed features will be inundated as anticipated.

Western Power Distribution has commented on the scheme advising that they would have no objection providing that the ponds or ditches would not be within 10m of the pylon tower's bases.

A condition is therefore proposed to address this matter:

No excavation for the ponds or ditches hereby approved shall occur within a distance of 10m from the base of any of the electricity pylons on the site, and any variation to the position of the ponds or ditches shall first be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of health and safety.

Whilst none of the ponds are within 10m of the base of any pylon, it appears likely that a small section of the ditches will intrude into this zone. The above condition will address this matter.

(Additional background papers: Email received from third party dated 14/08/14, email received from Western Power Distribution 18/08/2014)

4(g) 294 Hucknall Road

1. Description should now read **Conversion of former pub to 7 flats and erection of 6 flats** in car park to reflect reduction in number of flats proposed in new build.

2. Sustainability section paragraph 8.1 should read "Application is accompanied by an energy statement which proposes that a 10% of CO2 emissions can be offset through the use of solar thermal panels or photovoltaic panels".

Amend recommendation to add a further condition to require details of scheme.

3. Fifteen further objections received to the revised proposals. All of these object that 13 parking spaces is not adequate for 13 one- and two-bed flats and that there will be a consequent overspill of parking onto Leonard Avenue.

Also noted is the impact of the building in its currently proposed position on privacy of houses on both Wentworth Road and Leonard Avenue.

One objector feels that the design is not in keeping with the Victorian and Edwardian houses in the area.

4. Comments have been received from Councillor Parbutt, who lives adjacent to the site. Considers the proposal is much improved, and notes that the amenity space at the rear means that the building is set back from properties on Wentworth Road. Although the rear windows will overlook to some degree they do so from a greater and more acceptable distance. Reduction in units/increase in parking will be welcomed by many neighbours. Slight concern over treatment of perimeter wall which is unclear from plans. Considers that the wall should be the same height across the whole of the rear of the site to maintain security and privacy for residents.

3. The issue of parking is addressed in para 7.6 of the report.

The impact of the new building on overlooking of neighbours is addressed in para 7.5 of the report.

Design is addressed in para 7.3 of the report.

It is recommended that condition 2 be amended to also require details of the treatment of the boundary to the rear to be submitted and agreed.

(Additional background papers: Letters from residents received between 1st and 14th August, comments from Councillor Parbutt received 20/8/14)

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