



ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

NOTTINGHAM CITY COUNCIL PLANNING COMMITTEE

Date: Wednesday, 22 April 2015

Time: 2.30 pm

Place: LB31/32 - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Noel McMenamin **Direct Dial:** 0115 8764304

AGENDA

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PLANNING COMMITTEE

UPDATE SHEET

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

22 April 2015

4(a) Car Park on site of Queens House Queens Road

1. In relation to the financial contribution for the off site Open Space provision, Sports, Culture and Parks have confirmed that all works for which the monies are required fall within the land known as 'Victoria Embankment' rather than 'Meadows Recreation Ground', as referred to at Recommendation 1(a)(i).
2. Consultation response received from the Environment Agency. No objection to the proposal subject to:- the development being carried out in accordance with the approved Flood Risk Assessment and mitigation measures contained therein; to pre-commencement conditions relating to sustainable drainage and; land contamination and pre-occupation conditions.
3. In respect of point 1 (a) (ii), relating to car ownership restrictions, an expansion of paragraph 7.8 is provided to make reference to this matter.
4. Amended drawings have been received in respect of the ground floor layout and block plan.
5. A letter of objection has been received on behalf of Nottingham Trent University. This raises concerns that there is a lack of policy strategy for new-build student accommodation, that the proposal, once fully occupied, would push the student threshold above 25% and would not therefore accord with the Building Balanced Communities SPD, and query whether a saturation point has already been reached.

1. This is noted and the Recommendation at 1 (a)(i) amended accordingly, to ensure that the open space contribution will be allocated to the appropriate project.

2. The comments received from Drainage in relation to ground floor accommodation are not raised as a concern from the Environment Agency. Therefore, subject to the development being implemented in line with the approved FRA, the ground floor accommodation is considered to be acceptable. With regards to the recommended conditions, those relating to ground contamination and drainage are already incorporated into the decision notice, but require some amendment. One new condition is proposed relating to the requirement to implement the recommendations of the FRA.

The amendments to the conditions are as follows:

Condition 5:

The development hereby permitted shall not be commenced until details of sustainable drainage scheme for the site, based on sustainable drainage principles

and an assessment of the hydrological and hydrogeological context of the development have been submitted to and approved in writing by the Local Planning Authority in consultation with the Environment Agency. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme to be submitted shall:

- Demonstrate that the surface water drainage system(s) are designed in accordance with CIRIA C697 and C687 or the National SuDS Standards, should the later be in force when the detailed design of the surface water drainage system is undertaken.*
- Limit the discharge rate generated by all rainfall events up to and including the 100 year plus 30% (allowance for climate change) critical rain storm to no greater than 10.0 l/s.*
- Demonstrate the provisions of surface water run-off attenuation storage in accordance with the requirements specified in 'Science Report SC030219 Rainfall Management for Developments'.*
- Demonstrate detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details of any attenuation system, and outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.*
- Confirm how the on-site surface water drainage systems will be adopted and maintained in perpetuity to ensure long term operation at the designed parameters.*
 - Confirm how the avoidance of infiltration of the surface water drainage will be managed.*

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to comply with Policy NE10 of the Nottingham Local Plan.

Condition 8:

The development shall not be commenced until details of a Remediation Strategy that includes the following components to deal with the risks associated with ground, groundwater and ground gas contamination of the site, and having regard to the Phase 1 Detailed Desk Study dated 09/04/2014 (ref EB/1341/GL/3681) by Curtins, has been submitted to and approved in writing by the Local Planning Authority:

- a) A Site Investigation and a detailed assessment of the risk to all receptors that may be affected, including those off site. This shall include all previous uses, potential contaminants associated with those uses, a conceptual model of the site indicating sources, pathways and receptors and potential unacceptable risks arising from contamination at the site.*
- b) A Remediation Plan, based on a) above, giving full details of the remediation measures required and how they are to be undertaken (including a contingency plan for dealing with any unexpected contamination not previously identified in the Site Investigation).*

c) A Verification Plan providing details of the data that will be collected in order to demonstrate that the works set out in b) above are complete.

The Remediation Strategy shall be carried out in accordance with the approved details unless varied with the express written approval of the Local Planning Authority.

Reason: To ensure that the site can be developed without health or safety risks to the occupiers of the development and/or adjoining occupiers to comply with Policy NE12 of the Nottingham Local Plan.

A new condition to be added as follows:

Condition 22

The development shall be carried out in accordance with the approved Flood Risk Assessment report dated 13th February 2015, and the following mitigation measures as detailed within the FRA:

1. The internal finished floor levels shall be set at least 150mm above the external ground levels.
2. Flood resilient measures recommended in section 11.1 of the approved FRA shall be incorporated throughout the design and construction of the proposed development.
3. The occupants of the site shall sign up to the Environment Agency Flood Line Warnings Direct via <https://fwd.environment-agency.gov.uk/app/olr/register> or by calling the Flood line on 0845 988 1188.

Reason: To ensure that the development reduces the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution to comply with Policy NE10 of the Nottingham Local Plan.

Advisory notes will be added or amended where necessary.

3. A restriction on car usage as part of the student management arrangements (ie. no student occupant to have a car within the city) is a relatively standard clause for purpose built student accommodation in the city. It ensures that more sustainable forms of transport are used by the occupants and that there would be no additional traffic movements and parking pressures in the locality of the site and city as a whole.

4. The amended ground floor plan now shows an additional entrance into the shared areas from the courtyard, in order to provide convenient access for the occupiers of the ground floor units. The amended block plan now also shows the omission of the parking bay on Summer Leys Lane and the foot way no longer widened to accommodate this.

5. The principle of student accommodation is considered in the report. The Balanced Communities SPD is generally supportive of purpose-built student accommodation on the fringes of the city centre and it is considered that the Southside area can accommodate a high student population without giving rise to the problems associated with student development as set out in the

SPD. It is considered that community balance will not be adversely affected by this development.

(Additional background papers: Environment Agency correspondence received 15th April, Amended drawings received 16th April, Objection letter received 20th April)

4(c) Former Government Buildings, Chalfont Drive

1. Revised elevations for the two Farndon apartment buildings have been received. The revised plan shows increased windows openings on the elevations overlooking the 'Green' and 'Swale' and additional brick soldier coursing to openings.

2. One additional letter of objection has been received from the residents of 54 Prestwood Drive. They comment that their property forms part of a row of four bungalows on Prestwood Drive which adjoin the north east corner of the development. Two storey houses are proposed to be built backing onto these existing bungalows and they are concerned that the construction of houses some 3m taller than their bungalow will severely impact on their outlook and property value.

They refer to the sections of the accompanying design and access statement which highlights for the need (amongst others) for height constraints in the north east corner of the site due to existing bungalows. This reflects comments made in the design code which accompanied the original outline planning application.

1. Improvements to the elevations of the two apartment building amount to small changes to their fenestration which do not meet the aspiration for them to be of the highest quality design befitting of their importance to the streetscene at this point.

To allow further improvements to be made, it is recommended that the elevational treatment of the apartment buildings dealt with by the following condition:

Additional Condition:

Notwithstanding the submitted plans, and prior to the commencement of development on plots 98-106 and 177-185, precise details of the elevational treatment of the proposed 'Farndon' apartment buildings shall be submitted to and agreed in writing with 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 10 of the Adopted Core Strategy 2014.

2. The additional letter from the neighbouring local resident largely repeats comments already received and is addressed within the appraisal section of the main report.

Two storey dwellings are proposed to be constructed to the rear of bungalows on Prestwood Drive however, the separation distance between the facing elevations would be a minimum of 25, which is considered to be satisfactory. The relationship with these existing bungalows would be further improved by the site being lower in the north east corner of the site.

The proposed bungalows on the site have been specifically located to adjoining bungalows on Revesby Gardens where separation distances are smaller.

3. Additional Condition

Proposed levels have not been submitted as part of the planning application. To ensure that proposed levels of the development and particularly their relationship with existing residential properties surrounding the site are satisfactory the following condition is recommended:

Notwithstanding the submitted plans, and prior to the commencement of development, details of proposed ground levels of the development, with particular reference to their relationship with existing residential properties surrounding the site, shall be submitted to and agreed in writing with the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of neighbouring properties and to ensure that the appearance of the development is satisfactory in accordance with Policy 10 of the Adopted Core Strategy 2014.

(Additional background papers: Revised Plan of Farndon Apartment Building 17.04.15, Email from the residents of 54 Prestwood Drive 23.03.15)

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