



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, 21 October 2015

Time: 2.30 pm

Place: Ground Floor Committee Room - 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)

21 October 2015

4a Former Speedo Factory (Ascot Works), Ascot Rd

Two additional conditions are proposed which read as follows:

11. Notwithstanding the details shown on the approved drawings, the development shall not be commenced until details of works to the on and off-site adopted land west of plots 33, 37, 38 and 39 (as shown on the Highway Plan received on 20 October 2015), including a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. The works shall be carried out in accordance with the approved details and timetable.

Reason: To ensure that the appearance of the development is satisfactory and in the interests of highway safety to comply with Policy 10 of the Aligned Core Strategy.

12. Notwithstanding the details shown on the approved drawings, the development shall not be commenced until details of the use, layout, works to and management of the area shown as 'amenity land', including a timetable for implementation, have been submitted to and approved in writing by the Local Planning Authority. The works and shall be carried out and the land subsequently managed in accordance with the approved details and timetable.

Reason: To ensure that the appearance of the development is satisfactory and that the amenity land provides ecological and local community benefit in accordance with Policy R2 of the Local Plan and Policies 10, 16 and 17 of the Aligned Core Strategy.

The additional conditions are necessary to ensure that these areas can be resolved to the benefit of the scheme and the wider community.

(Additional background papers: Drawing numbers PL10 rev A and 'adopted highway' received 20th October 2015)

4b Stonebridge Phase 5b

Additional information has been submitted by the applicant with regards to the proposed levels of the new shared surface road along the line of Pym Walk and revised parking arrangements for some of the proposed dwellings. Highways consider these details to be acceptable.

Highways have requested further consideration be given to treatment of the extension to Dennett Close and new Pym Walk road and particularly where the road meets the 'unnamed' road beside the existing community centre in terms of surface treatment and traffic calming measures. A condition is recommended to secure these details.

All the new properties will benefit from at least one off-street parking space which is welcomed by Highways. No consideration has been given how the new communal

parking for existing Pym Walk residents will be managed to avoid abuse by other residents.

Highways have reviewed the concerns of the residents on Limmen Gardens. Whilst on-street parking is high, properties to the south side of Limmen Gardens have been provided with off-street parking, although it is understood some choose not to use it. All new dwellings fronting Limmen Gardens will have their own off-street parking and whilst the provision of new access will reduce the potential for on-street parking at the western end of Limmen Gardens, Highways do not consider that any issues of highway safety arising would be sufficient to warrant refusal of the application.

On the basis of the above, Highways have raised no objections to the proposal. Conditions relating to details of the new road layout, the communal parking area for existing Pym Walk residents (including its management) and the provision of parking prior to occupation are recommended.

1. In line with the recommendations of Highways the following additional conditions are proposed;

Additional conditions

a) Notwithstanding the submitted plans the development shall not commence until details, to include materials and traffic calming features (entrance treatment, build outs and street trees), of the proposed road layout have been submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in full accordance with the approved details.

Reason: To ensure that the road layout is designed to meet adoptable standards and in the interests of highways safety in accordance with Policies 10 and 14 of the Aligned Core Strategies and Policy T3 of the Nottingham Local Plan.

b) Notwithstanding the submitted plans, the development shall not commence until details, to include finished levels, materials, parking arrangement, hard surfacing and future maintenance and management arrangements, of the private communal parking to the south of 10-16 Pym Walk shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be implemented in full accordance with the approved details and the approved management arrangements shall be implemented at all times unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the design of the communal parking layout satisfactory and in the interests of highways safety in accordance with Policies 10 and 14 of the Aligned Core Strategies and Policy T3 of the Nottingham Local Plan.

2. To allow ongoing discussions to continue on certain details of the proposed scheme, the following conditions in relating to boundary treatments and hard surfacing are recommended:

Additional conditions

a) Notwithstanding the submitted plans, and prior to their installation, details of boundary enclosures have been submitted to and approved in writing by the Local Planning Authority. The fencing shall allow for the movement of hedgehogs.

The approved boundary enclosure details shall then be implemented before the development is first occupied.

Reason:- In the interest of ensuring the appropriate enclosure of the site in accordance with Policy 10 of the Aligned Core Strategy.

b) Notwithstanding the submitted plans, and prior to their installation, details of hard surfacing for those parts of the site which are not to be soft landscaped, to include the use of permeable surfacing, shall be submitted to and agreed in writing with the Local Planning Authority.

The approved hard surfacing details shall then be implemented before the development is first occupied.

Reason: To ensure that the appearance of the development is satisfactory to comply with Policy 10 of the Adopted Core Strategy.

c) Notwithstanding the submitted plans and prior to its construction, details of the proposed house type for plot 20 and its relationship with retained trees and the adjacent public footpath onto Pym Walk 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, prior to occupation of plot 20

Reason: To ensure that the appearance of the development is satisfactory to comply with Policy 10 of the Aligned Core Strategy.

(Additional background papers: Highways comments 16.10.15.)

4d The Royal Centre, Theatre Square

Consultee responses have been received from both the Civic Society and The Theatres Trust:

- Nottingham Civic Society supports the proposal for the Gridshell canopy and the opening up of the South Sherwood Street elevation with a cafe and additional windows. This will help to create a more hospitable pedestrian environment during the day, whilst adding to the feeling of an entertainment quarter with activity and convivial casual surveillance in the evening.

The canopy, as an elegant adjunct to the listed building will enhance its

somewhat austere appearance in South Sherwood Street adding interest to the streetscene.

- The Theatres Trust supports the application because the proposals aim to improve the front and back of house facilities of the Theatre Royal and Royal Concert Hall to create a more sustainable and accessible performance venue with enhanced amenities for both theatre audiences and performers.

The internal reorganisation and the changes to the South Sherwood Street elevation, are supported by the Trust and there are no objections to the installation of the light weight canopy structure as it will help maximise the use of the outdoor area and will not compete with the historic façade facing Upper Parliament Street. The interventions are all reasonable and do not affect the historic main façade or the Frank Matcham auditorium and therefore do not cause harm to the special historic interest or architectural character of the heritage asset.

Highways have also provided comments and have no objections in principle to the proposals. Advisory notes are recommended relating to the requirement for further licenses and agreements in relation to works to be carried out within the Public highway.

The additional advisory recommendations from Highways will be added to the decision notice.

(Additional background papers:

Highways Comments dated 12.10.15

Email from the Civic Society dated 20.10.15

Letter from the Theatres Trust dated 20.10.15)

4e Central College, Farnborough Road – Sports Hall

A copy of an email to the National Caseworkers Unit has been forwarded to the Chair of Planning Committee and Development from the Clifton resident who has raised objections to the development,

In addition to objections summarised in the consultations section of the main report, the local resident has:

1. Questioned the adequacy of the neighbour consultation exercise.
2. Concern about the cumulative impact of developments that have been granted planning permission in the area.
3. Identified the need to consider view of the proposed sports hall from Fairham Brook and beyond to the east.

1. Immediate neighbours to the site have been directly notified and wider publicity was covered by a notice in the local newspaper and a site notice on Farnborough Road.

2 & 3. Consideration of the visual impact of the proposed sports hall is addressed in the appraisal section of the main report.

(Additional background papers: Email from local resident received 19.10.15.)