



## 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 March 2017

**Time:** 2.30 pm

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

**Governance Officer:** Catherine Ziane-Pryor **Direct Dial:** 0115 8764298

### AGENDA

### Pages

e UPDATE SHEET

3 - 6

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## PLANNING COMMITTEE

### UPDATE SHEET

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

22 March 2017

#### 4a Fairham House, Green Lane

Two further representations received from local resident:

1. The Green Lane 'triangle' would be the place to increase the residential component, instead of a proposed density of up to 300 units next to Clifton Wood
  2. The Council appear to continuously squander acceptable planning and place shaping opportunities; they could have incorporated residential dwellings on the former Man O Trent and Clifton Bridge Café sites, and re-used Baird House, Four Winds and The House (Clifton Leisure Centre) for residential purposes
  3. Mis-summarisation of earlier representation and the planning department's avoidance of accountability of important planning matters contained therein is another point of objection
  4. It is questioned how open minded councillors on the planning committee are given that the council own the triangular site in question
  5. As the report notes that the proposal would be 'a significant departure' from the Local Plan, why has this not been referred to the National Planning Casework Unit?
- ***The land adjacent to Clifton Wood is a site allocated for residential development in the current Local Plan and is proposed to be carried forward for the same in the emerging LAPP. The other developments referred to above were assessed against current development plan policies and granted planning permission where they satisfied the relevant policies and all other material considerations.***
  - ***Comments received as part of the consultation process on any application will on occasion need to be summarised. It is considered that the summarisation in this instance captures all relevant matters raised. All representations referred to are publically available to view if required.***
  - ***Land ownership or lease interests are not a material planning consideration.***
  - ***The development being a significant departure from the development plan is one of the reasons why the application is being referred to Committee. There is not a requirement for it to be referred to the NPCU***

(Additional background papers: Emails received 16.03.17 and 21.03.17)

#### 4b Site of Church Square, Lenton

1. Highways comments on this scheme have now been received. They have no objection but request that a number of detailed matters be addressed by condition:

- Stopping up considerations;
- Building over adopted highway land on both Maxwell Close and Willoughby Street;

- TRO requirements;
- Lighting requirements;
- Tracking of largest vehicles and refuse on network adjacent to site;
- Providing adequate provision for pedestrians;
- Revised plans needed to take into account in curtilage parking;
- Boundary impact on highway.

The submitted drawings do not yet fully address issues which have been identified in relation to the layout of the frontages of the dwellings on both Willoughby Street and Maxwell Close. Specifically the parking spaces need to be within the curtilage of each property, the frontages enclosed so far as is practical and further details provided of bin storage for the Willoughby Close properties. It is considered that all of these matters can be adequately addressed by condition.

2. The Biodiversity Officer has commented on the Ecological Appraisal. Within this the ecologist found several potential bat roosts within the building, classified as 'low potential' roosts and other areas which were inaccessible. On this basis it is recommended that one emergence survey should be undertaken during the active bat season and before determining the planning application. They also request the use of hedgehog friendly fencing within the scheme.

***1. The following additional conditions are proposed to address the issues raised by Highways:***

***i. The development shall not be commenced until details of the layout geometry (with tracking), signing, lining, a 'Swept Path Analysis', visibility splays and stage I/II and III Safety Audits, have been submitted to and approved in writing by the Local Planning Authority.***

***ii. The development shall not be fully occupied until any redundant footway crossings and/or damaged or altered areas of footway or other parts of the public highway, have been reinstated in accordance with details to be submitted to and approved in writing by the Local Planning Authority.***

***iii. Residential Travel Packs shall be provided to all households within one month of their occupation of the dwellings hereby permitted, the details of which shall first have been submitted to and approved in writing by Local Planning Authority.***

***The other issues raised by Highways are either already addressed by condition or are the subject of separate legislation under the Highways Act. Informatives will be added to the decision notice to advise the applicant accordingly on the second point.***

***The amendments to the treatment of the area in front of the properties requires amendment to conditions 10,12 and 14 to ensure details are submitted and approved prior to the commencement of works.***

***2. The comments regarding the request for a bat survey are noted. The demolition of Church Square has already been approved under a prior notification of demolition that was issued in July last year. Its removal is not therefore dependent upon this approval of planning permission. On this basis the applicant will be advised of the comments of the Biodiversity Officer and***

***reminded of their responsibilities under UK and European nature conservation legislation.***

***The following additional condition is proposed to address the comments of the Biodiversity Officer relating to hedgehog friendly fencing:***

***The means of enclosure between the rear gardens of the properties shall be designed to be hedgehog friendly.***

(Additional background papers: Highway observations dated 09.03.2017, Email dated 21.03.2107 from Biodiversity Officer)

**4c                    Salisbury Street, Radford**

The following additional condition is proposed:

Permission is hereby given solely for dwelling houses falling within Class C3 of the Town and Country Planning (Use Classes) Order 1987, as amended or any re-enactment thereof.

***For the avoidance of doubt and in the interests of developing sustainable communities in area of high student and HMO concentration, in accordance with the relevant policies of the development plan.***

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