



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, 19 April 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

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PLANNING COMMITTEE

UPDATE SHEET

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

19 April 2017

4a Forest Mill, Alfreton Road

1. The report of the independent assessment of the developer's viability appraisal undertaken by the District Valuer has now been received. This concludes that the scheme could support a S106 contribution of £445,050, covering both the outline and the full planning permission scheme for affordable housing, education and public open space.

The applicant has advised that they would wish for there to be further negotiation on the conclusions of the District Valuer's report. They have provided a commitment to pay the level of S106 contribution that the District Valuer fairly considers to be appropriate based upon an appropriate viability assessment, following further discussion.

2. An additional pre-occupation condition is recommended to require a review of Traffic Regulation Orders in the vicinity of the site:

The development shall not be occupied until a review of Traffic Regulation Orders in the vicinity of the site, particularly relating to residents parking, has been submitted to and approved in writing by the Local Planning Authority. The developer shall thereafter pursue implementation of any necessary amendments in accordance with the requirements of the Road Traffic Regulation Act 1984.

Reason: In the interests of highway safety and the amenities of occupants within the locality, in accordance with Policy 10 of the Aligned Core Strategy.

1. The recommendation as set out in the Committee report adequately addresses the position regarding the viability appraisal and therefore does not require amendment. It is, however, recommended that the power to determine the final details of the obligation be delegated to the Chief Planner in consultation with the Committee Chair, Vice-Chair and opposition spokesperson.

4b Radford Mill, Norton Street

1. Subsequent to the preparation of the committee report the breakdown of the type of accommodation is now as follows: 26 x 1-bed apartments, 56 x 2 bed apartments, 207 studios, 21 x 2-7 bed cluster units creating a total of 310 units.

In addition to the changes as set out in para 7.7 of the report an additional floor has been added to the new build at the northern end of the Mill, and additional windows serving corridors have been introduced on to the north elevation.

2. The report of the independent assessment of the developer's viability appraisal undertaken by the District Valuer has now been received. This concludes that the scheme could support a S106 contribution of £516,825. This assessment was based upon the scheme as originally submitted, which would have resulted in a total commuted sum contribution of £756,452.04. However, the scheme has subsequently been amended and the policy compliant contributions would now be:

Affordable housing - £393,800
Public open space - £129,965.90
Education contribution - £50,309.28
TOTAL - £574,075.18

The applicant has advised that they would wish for there to be further negotiation on the conclusions of the District Valuer's report. They have provided a commitment to pay the level of S106 contribution that the District Valuer fairly considers to be appropriate based upon an appropriate viability assessment, following further discussion.

1. The alterations to the northern end of the Mill new build are lower than the main body of the retained Mill and it is not considered that this addition would significantly alter the relationship with the adjacent residential properties located immediately to the north. The following additional condition is recommended to ensure that the amenity of these occupiers is protected:

"Prior to the first occupation of the development, details of a scheme of the windows to be obscure glazed on the north elevation of the new build element on the northern side of the Mill building, shall be submitted to and approved in writing by the Local Planning Authority".

2. The recommendation as set out in the Committee report adequately addresses the position regarding the viability appraisal and therefore does not require amendment. It is, however, recommended that the power to determine the final details of the obligation be delegated to the Chief Planner in consultation with the Committee Chair, Vice-Chair and opposition spokesperson.

4c Site Of Trent Works, Wilford Crescent East

This item has been removed from the agenda pending further discussion relating to S106 and Viability.