



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, 20 December 2017

Time: 2.30 pm

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

Governance Officer: Zena West **Direct Dial:** 0115 8764305

AGENDA

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PLANNING COMMITTEE

UPDATE SHEET

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

20 December 2017

4a The Christian Centre, 79-85 Talbot Street

Further Responses

Nottingham Civic Society: Continue to have reservations about this scheme within the Canning Circus Conservation Area and repeat previously submitted comments.

Historic England: Still has concerns regarding the application on heritage grounds and therefore do not support this planning application. Repeat recommendation that the former school building should be retained and incorporated into a new scheme. Overall, still concerned that the development will create an overbearing and bulky development. Note that the building line on Talbot Street has been amended to improve views down the street and towards Stanley House, which is welcomed, and that the curved glazed detail on the Talbot Street elevation will soften the relationship with the villas. However, the scale of development and form appears dictated by the quantum of development.

The assessment of the proposed development acknowledges the views of Nottingham Civic Society and Historic England. The comments of Historic England in relation to improvements to the Talbot Street views and relationships of the proposed development are noted

Additional background papers (1. Nottingham Civic Society, 13.12.17, 2. Historic England, 14.12.17)

4b Site of the Sandfield Centre, Sandfield Road

1. *Revise recommendation as follows:*

c) *details of the apartment block design to be delegated to the Chief Planning Officer.*

2. *Additional pre-commencement condition to read:-*

Prior to the commencement of development, details of the proposed roofs of the apartment block and dwellings, together with their roof pitches, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

Reason: To ensure a satisfactory development that accords with Policy 10 of the Aligned Core Strategy.

1. The applicant's agent has submitted additional information regarding the developments proposed use as student accommodation. Their advice from property agents has been that a student led scheme was the favoured option, once they had reviewed all the development options. They had previously looked at an apartment led scheming in some detail but the potential massing, together with the lack of car parking, had made this option unviable.

An apartment scheme via private sale or private rented will not deliver suitable values to support the viability for this project given the massing and height of the proposed scheme.

They consider that the application site is an appropriate location for student accommodation, within walking and cycling distance of the main university campuses and the city centre. Moreover, it will help to meet the demand for student bed spaces within the city as well as help to revert existing premises back into family housing.

2. Five representations have been received from local residents in response to neighbour consultation of the amended scheme. They wish to maintain their objections to the development on the grounds of its scale and massing, loss of residential amenity, impact on property value, lack of parking/servicing facilities, compounding of air pollution and potential anti-social issues associated with areas of high student accommodation.

3. The Biodiversity Officer has commented that the canal is a designated as a Local Wildlife Site (LWS) and that the proposal would result in the loss of a more natural habitat in an otherwise heavily engineered landscape. They consider previous tree removal to form a part of this overall development proposal. Some details of the proposed ecological mitigation measures have not been clearly set out and concerns are raised about increased littering of the canal waters. If the site is to be developed it is seen as preferable to retain some habitat connectivity for wildlife along the canal edge, for replacement trees to be native species and for a Construction Environment Management Plan to be agreed and implemented. A plan for the eradication and management of Japanese knotweed should also be included in any permission.

4. At paragraph 7.21, a correction is required. The Public Open Space contribution should be £13,914.78, and the total S106 contribution therefore £18, 914.78, as set out in paragraph 2.1 a).

5. An additional condition is recommended, as follows:

Notwithstanding the approved drawings, the development shall not be commenced until the detailed design of the upper floors to the four storey blocks has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interests of the appearance of the development in accordance with policy 10 of the Aligned Core Strategy.

1 and 2. The principal of the development as a student scheme together with issues raised by local residents are covered within the appraisal section of the main report.

3. In response to comments raised by the Biodiversity Officer, the applicant's agent has submitted the following:

"Given the extent of existing development alongside the canal in this part of the city, the designation of the canal as a LWS was not considered to be a significant restrictive ecological matter. The ecology report recommended that precautions should be put in place to avoid contamination during the construction phase of the development. Similarly, the operational phase risks to the canal (e.g. rubbish/pollution incidents from student occupied buildings) are a matter for the Local Planning Authority to consider in terms of approved design, rather than ecological mitigation.

The trees had already been removed prior to the ecology survey and therefore could not be considered within the report. The developing scrub provided a good patch of refuge and shelter habitat for a range of common species (particularly waterfowl), but is poorly connected to other similar habitat. This was due to existing development along the canal to the east and west being 'hard up' against the reinforced canal margins. This had greatly reduced the value of this isolated habitat resource.

The loss of this area of scrub is not considered significant in terms of size or importance within the wider canal system. Native tree and shrub planting is to be included within the proposed landscape design. Two bat boxes are to be incorporated into the design. The recommendations for using remnant felled timber to create log piles within the landscape design was primarily for invertebrates and small mammals, rather than amphibians, whose presence was deemed to be unlikely. The ecology report recommended that a Japanese knotweed eradication specialist contractor be appointed to ensure the safe removal of this plant from the site. This has now taken place.

There is agreement to a condition requiring the submission of a Construction Environment Management Plan".

In addition to the comments above, it should be noted that planning permission has been granted for the development of the site for residential use on several occasions previously.

On this basis the following additional ecological conditions are recommended:

1. Prior to the commencement of the development, a Construction Environment Management Plan shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in full accordance with the approved Plan.

2. The development shall not be occupied until ecological enhancements, including bird and bat boxes, have been provided in accordance with details that have first been submitted to and agreed in writing with the Local Planning Authority.

3. The development shall be carried out in full accordance with the recommendations of the submitted ecology report, unless otherwise first agreed in writing with the Local Planning Authority.

Reason: In the interest on nature conservation in accordance with Policy 17 of the Aligned Core Strategy and Policies NE2 and NE3 of the Nottingham Local Plan.

4. To be noted.

5. Recommended to enable this detailed design element of the scheme to be refined further with officers.

Additional background papers (1. Resident of 6c Park Rock dated 15.12.17, 2. Resident of 1d Park Rock dated 18.12.17, 3. Resident of 5e Park Rock dated 12.12.17, 4. Resident of 4b Park Rock dated 11.12.17, 5. Resident of Park Wharf dated 08.12.17, 6. Biodiversity Officer comments dated 12.12.17)

4e 100-104 Derby Road

Further Responses

A further response has been received from a neighbour to the development, who is satisfied with the amended layout plan that now provides a lightwell adjacent to their property as a measure to maintain natural light levels. This neighbour, who operates a recording studio, has also made further comments in relation to noise surveys to take account of their music studio operations.

Design Details

Further assurance on the detailed design of the brick banding between the floor levels to the Derby Road and Wollaton Street elevations, and the brick pattern and roof edge detailing to the gables of the Derby Road elevation is recommended. It is therefore proposed that a supplementary planning condition be added to the draft decision notice stating:

“Notwithstanding the details included on the approved drawings, no development shall commence until detailed drawings at a minimum scale of 1:10 of the following elements of the elevations of the approved development have been submitted to and approved by the Local Planning Authority:

- i) the brick banding between the floor levels to the Derby Road and Wollaton Street elevations, including coursing, jointing, and extent of projection from the façade;
- ii) the brick pattern and roof edge detailing to the gables of the Derby Road elevation, including coursing and jointing.

Reason: In the interests of ensuring the quality of detail and appearance of these elements of the approved development and therefore in accordance with Policy 10 of the Aligned Core Strategies.”

The further response of the neighbour is noted and welcomed. In relation to noise surveys, this has been noted by the applicant and the Environmental Health Officer and will be addressed under the proposed noise assessment condition of the draft planning permission.

Additional background papers (Neighbour: 7.12.17)