



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, 24 January 2018

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

Pages

4	PLANNING APPLICATIONS : REPORTS OF THE CHIEF PLANNER	3 - 4
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PLANNING COMMITTEE

UPDATE SHEET

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

24 January 2018

4a Car Park On Site Of Queens House, Queens Road

An update has been received from the Environment Agency:

The Environment Agency are aware that planning permission has already been granted for application 15/00462/PFUL3 and the recent application 17/02705/PVAR3 is a section 73 which relates to Variation of condition S1 (Plans) changing the appearance and floor layout.

The Environment Agency would however like to point out to the LPA that the new application features an intensification of a more vulnerable use and since granting the initial application new climate change guidance has been published.

Due to the location and vulnerability of the development it is now required that a FRA in this area considers the Higher Central (30%) and Upper (50%) allowances for climate change. Since the time of writing the FRA, the Environment Agency has released new data for the Nottingham area that includes new climate change allowances and additional breach data for the River Trent. This data shows that the 1 in 100 year plus 30% breach scenario flood depths can reach 25.7m AOD at the site. In the FRA related to application 15/00462/PFUL3 flood resilience was only proposed to a level of 25.48m AOD which would cause flooding to a depth of 0.22m. This is concerning as the development features a number of ground floor self-contained units with no safe first floor refuge.

On the basis that this is a Section 73 application it may not have been appropriate for the Agency to have objected to this application but we remain concerned regarding the ground floor apartments on the basis of the latest climate change figures.

The Committee Report adequately addresses the matter, and it is noted within the report that no additional ground floor residential accommodation is being proposed.

4c 12 and 12A Albany Road

Further analysis of existing supported accommodation provision has been provided by Housing Strategy.

Housing Strategy only hold data on commissioned accommodation within the city. This data shows that there are 30 dispersed supported accommodation units within a 1km radius of the application site e.g. catering for specific user groups such as young persons, adult offenders. However, there no existing specialist supported buildings containing a number of units, such as that proposed at 12 and 12A Albany Road,

within a 1km radius of the site. The nearest existing accommodation units of this type are located on Bentinck Road, Forest Road West and Colville Street.

The above data supports the argument that the proposed change of use would not lead to an over concentration of this type of accommodation within the area.

Additional background papers (Email from Housing Strategy, received 23.1.18)