



## ADDITIONAL AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda.

### NOTTINGHAM CITY COUNCIL PLANNING COMMITTEE

**Date:** Wednesday, 16 May 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

5g Update Sheet

3 - 6

This page is intentionally left blank

## PLANNING COMMITTEE

### UPDATE SHEET

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

16 May 2018

#### 5a **Morrisons Supermarket, Green Lane**

A further representation has been received from the neighbouring resident on Wayne Close. They express concern that a layby created on the service road to allow vehicles to pass would be right outside their property and would allow lorries to sit there, with their engines running, particularly if it is before the service yard gates are open. If the development is to go ahead, which they hope will not be the case, they request a noise barrier alongside their hedge to minimise any extra noise and disruption.

***These comments are noted. Condition 8 of the draft decision notice requires alterations to the access road to provide a segregated footway and a means of enabling vehicles to pass. Details of this will need to be approved by the Council and whilst the solution maybe a layby, at this stage the requirement is not so prescriptive, but rather allows for various options to be considered. To achieve this widening will involve developing on part of the Morrison's staff car park to the south of the service road. Condition 21 prevents the use of the access road outside of the servicing hours, however, to avoid the scenario expressed by the neighbour, an additional condition is proposed as follows:***

***"The access road leading to the service yard, as amended by the requirements of condition 18, shall not be used for the parking of vehicles accessing the service yard at any time."***

***The requested noise barrier would need to be situated on the access road and is not considered to be a reasonably practicable solution. Furthermore, the package of noise mitigation measures is considered to be an appropriate response to the concerns raised and would adequately protect the amenities of neighbouring residents.***

Additional background papers (Neighbour representation dated 14.05.18)

#### 5b **43-55 Lower Parliament Street and 1-7 Glasshouse Street**

##### **Further Responses**

City Resident: Objection. Already far too many properties which are converted into accommodation for short term students. Vacant properties should be used by the Council to encourage independent businesses.

***The proposed development as student accommodation is considered to be appropriate and is addressed in the report (Appraisal of Proposed Development - Issue iii). A commercial use is being retained to the ground floor***

***of the Lower Parliament Street frontage and could therefore be used by independent businesses.***

Additional background papers (Neighbour, 9.5.18)

### **5c Temporary Car Park, Pemberton Street**

Comments from Highways on the revised scheme:

Further to previous comments dated 9th May, amended layout plans have now been provided to illustrate amendments to the building entrance and associated ramp. It has been confirmed that a visibility splay of 2.4m x 43m will be maintained from the Pemberton Street junction. The visibility splay should be secured via condition.

The Highway Authority have no objections to the proposal, subject to the following conditions:

- provision of details relating to any off-site highway works and below ground works
- provision of a visibility splay of 2.4x 43m at the Pemberton Street junction
- reinstatement of any redundant vehicular crossings
- provision of cycle parking, bin storage facilities and a student management plan

***All of these matters except the below ground works within the highway and the provision of the visibility splay are already included in the draft decision notice. It is not felt necessary to explicitly mention below ground works which would be covered in more general terms by the existing condition 18 and other highways approval processes.***

Additional background papers (Highways comments – 09.05.18)

### **5d Land East of Trent Lane, Trent Lane**

#### **Further Responses**

Neighbour (River Crescent): Objection. Far too many dwellings on such a small site. Poor design. Insufficient parking. Will make access onto Daleside Road increasingly difficult. Noise from the adjacent factory and distribution premises.

Business (Trent Lane): Seriously concerned that if residential dwellings were to be placed upon the proposed site we would have regular complaints at the level of noise, not just from those properties closest to our premises but various others within the proposal. We are a manufacturing unit and have been located here since 1999 with no prior concerns (from us or against us) due to the nature of the other properties surrounding our premises. We work generally between 7am and 5pm but being a manufacturer and a business we could work 24 hours a day, 7 days a week potentially as the demand requires. We have loud extractor units, which also create potential for dust in the air when winds get high. Furthermore we are also looking to produce more from source material which means that we would be using our chainsaws on a more frequent basis. As residents for 18 years we want to be able to continue our manufacturing processes as normal and not have the burden of residential complaints at our doorstep for anti-social noise. I believe we are one of the only properties or businesses affected by this proposal and would like to be kept apprised of new details in due course if possible. As it stands we would raise objections based on the audio report supplied.

Environmental Health & Safer Places: Have reviewed and are satisfied that the updated noise reports and recommended window and ventilation specifications across the proposed development will achieve the required internal noise levels. Concern regarding noise to garden areas has also been addressed with acoustic fencing being proposed at appropriate locations. Therefore recommend that there is no objection to the proposed development subject to conditions requiring the submission and approval of acoustic fence details for specific properties and post-completion verification that internal and external noise levels are not exceeded.

***The report addresses the density and design of the proposed development. Car parking is being provided at an appropriate level. Highways are satisfied that the development will not impact upon access onto Daleside Road. Noise and sound insulation is being reviewed by Environmental Health & Safer Places.***

***The further comments of Environmental Health & Safer Places are noted and have taken the interests of the neighbouring business into full account. Accordingly the RECOMMENDATIONS of the report are amended to the following:***

***2.1 GRANT PLANNING PERMISSION subject to:***

***(a) no new material issues being raised as a result of the further consultation with neighbouring and surrounding properties,***

***(b) prior completion of a Section 106 planning obligation to include measures to, ensure that development of adjacent land is not prejudiced and to facilitate a future further highway connection to Waterside Way.***

***(c) the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report and additional conditions requiring the submission and approval of acoustic fence details for specific properties and post-completion verification that internal and external noise levels are not exceeded.***

***2.2 Power to determine the final details of the conditions to be delegated to the Chief Planner.***

***2.3 That Committee are satisfied that Regulation 122(2) Community Infrastructure Levy Regulations 2010 is complied with, in that the planning obligation sought is (a) necessary to make the development acceptable in planning terms, (b) directly related to the development and (c) fairly and reasonably related in scale and kind to the development.***

Additional background papers (Neighbour, 8.5.18 Neighbour, 16.5.18, Environmental Health & Safer Places, 11.5.18 & 16.5.18)

This page is intentionally left blank