

PLANNING COMMITTEE

UPDATE SHEET

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

23 September 2015

4a Park Yacht Club. Trent Lane

Urban Design: The development is a welcome addition to the redevelopment of the riverside. The three blocks are of the correct scale in terms of height and footprint, addressing the river as well as offering glimpsed riverside views through the development and providing safe and welcoming pedestrian access between the blocks. The riverside walk and amenity space is appropriate to allow freedom of movement of cycles and pedestrians as well as some areas to comfortably linger. The design of the building itself is of a very high quality offering visual interest through an elegant brick frame contrasting with the more lightweight glazed elevations behind. The elevation to the rear although less exciting offers visual contrast to the front. The design allows for the future development of the site to the rear.

(Additional background papers: Urban Design, 17.9.15)

4d Former Premier Pump and Tank Co Ltd, Daybrook Street

Comment from neighbour (on Melrose Avenue) via Cllr Urquhart expressing concern that insufficient parking is provided.

Also concern that the small properties proposed are for rent market – accept that this may not be a suitable site for family homes but notes that council should be looking to provide family housing in Sherwood.

Highways issues are addressed in the report.

Comments regarding family housing are noted and agreed.

(Additional background papers: None)

4g 4 Park Drive

1. Comments received from Agent acting on behalf of Local Resident
2. Representation made on behalf of the Park Estate Board.
3. Representation made by Applicant.

1. The agent raises the issue of whether Policy ST1a of the Local Plan which relates to creating sustainable communities has been saved and why policies of the emerging plan have not be considered. Policy ST1 a is a saved policy and covers issues similar to Policy 8 of the ACS, which is referred to within the Committee Report. The status of the emerging policies is set out within the Report.

2. The Nottingham Park Estate object to the application on the following grounds: over intensification of residential use; Increase in number of occupants would be significant; level of car parking generated would be detrimental to the character and amenity of the Conservation Area; Intensity of use would impact on the residential amenity of neighbouring properties; impact on Conservation Area would not be neutral and the scheme has no public benefits.

These issues are covered within section 7 of the report

3. The representation of the applicant is attached, which raises no further planning issues.

(Additional background papers: E-mail queries from agent acting on behalf of neighbouring resident 16/09/15, E-mail for the Nottingham Park Estate received 16/09/15, Representation from Applicant received 18/09/15)

Representation from Member of the Public

My wife and I have been living at 4 Park Drive for over 40 years. It has been our family home for all this time and hopefully will continue to be so. We love The Park and Nottingham.

We are saddened to see that some wholly incorrect information has been submitted to the council with regard to this planning application. We respect the right of anyone to object but not to misinform.

We do care which is why I have tried over the years to be active and contribute to solving local issues. Just a few examples

In 2007 I instigated a Lenton triangle campaign of “Bins of Streets”. 3 separate street audits were undertaken covering 13 Streets and 768 houses. We pounded the streets in partnership with NCC personnel.

In 2011 I instigated the setting up of a Park Landlord /NCC /Park /CPO meeting to try and tackle local issues. We have further meeting in 2013.

I have been very active in trying to tackle crime. Our efforts have led to the conviction of several people by introducing CCTV in one of our houses.

From 2013 onwards I have voluntarily been active with regard to neighbourhood issues on a number of occasions concerning that Barrack Lane and Lenton Road area with positive outcomes.

Being proud of Nottingham I have taken a national Newspaper to task and won for “falsely slating” Nottingham concerning crime”.

First Floor Flat

The internal layout of the First Floor Flat has stayed the same since 1987 apart from what we have described in our planning submission. It has been a separate self contained flat all those years. It has its own lounge, bedroom, kitchen, bathroom and separate entrance.

It has a good sized kitchen and can not be described as a kitchenette. It **absolutely not true** that we created a new bathroom and kitchen in the First Floor Flat in 2014. We soundproofed the ceiling of

the bedroom. in addition we decorated the lounge and bedroom and laid a bedroom carpet. Reference was made to a new kitchen and bathroom. That took place in the Top Floor Flat.

Planning Application

The 1978 planning application at 4 Park Drive was not retrospective. This is the first time that we have ever applied for a retrospective planning consent.

Velux roof lights

The pictured velux roof lights were part of the 1986 planning application. They were supplied by Foxtons on the 7/8/1987. This information plus pictures with velux code numbers was supplied to the planning department on the 12/2/15. At that time I hadn't added that they had been listed on a 1986 plan. They are therefore not unauthorised.

Business /management

Our accountant has confirmed our past 15 years non business status. An email has been forwarded to Jennifer Cole. (This is attached below)

Bins

There are 8 bins on site. 4 bins are kept by the front gate on a stone paved section next to the driveway. 2 garden bins plus 2 others are kept in the rear area. We do not therefore store 9 bins in the rear yard area. Currently we believe that we have sufficient bins for the 4 Flats.

Smoking

We do operate a strict non smoking policy. We absolutely do not instruct our tenants to smoke on the street. We had one single report from No 1 Park drive and immediately told the tenant not to smoke on the street. We have found even when tenants claim not be smokers, they think that only means not to smoke in the confines of the flat. We are now vetting even more to stop this .

Parking.

It is absolutely not the case that we park our own cars on the road all day and bring them in at night.

With regards departing by car from the rear area we do exactly the same as our neighbours at No 2, No 3 Park Drive and 1 Park Drive. We all reverse out into the road.

There is space for 3 cars at the rear and no need to turn around before driving out.

We adopt a policy of telling all our tenants that they and any visitors cannot park along the frontages on No 1 and No 2 Park Drive . If on rare occasion a mistake is made the party concerned is told to move.

I have over 65 photographs of parking on Park Drive dated between the 13th July and the 12th August 2015 taken at different times and days. They clearly show that both neighbours have clear frontages and there is mixed parking elsewhere.

Noise.

This is a concern not only to our neighbours but to ourselves. I am fully aware how important ASB is to our neighbours and to the authorities. We talk at length to the prospective tenants and again when

they move in. There is an accusation that we brush these matters off. That is certainly not the case. It would be incorrect of me to pass on correspondence between my tenants and a neighbour.

I was unable to prove that the May incident was caused by our tenants. However in the light of that incident and accepting that our neighbours account was accurate, we have now installed 8 CCTV cameras on site. This will provide us with supporting evidence. I hope that demonstrates that we are prepared to go to some lengths in this matter.

Our personal bedroom faces the castle. The route back from town and up into The Park is very close to us and in the early hours sounds travel.

On the 5th June this year just past midnight I heard singing and loud talking. Concerned that we may be blamed in some way I got up and drove a short distance down the road to find the source of the noise. I encountered a group of students who had been to a local event and managed to calm down them down.

There was another incident on the 8th August. I observed close to midnight loud noise and talking from the rear yard of our neighbours house, No 2 Park Drive, but out of sight of the road. At the same time I noticed that our other neighbours across the road at No1 were just saying goodbye to their guests. So again to ensure that we were not blamed I emailed them that the noise had nothing to do with us. It appeared that the daughter of No 1 was entertaining some friends.

Change of occupancy.

As far as future tenants are concerned we can confirm that the Top Floor Flat will be taken out of the student market from the summer of 2016. We have not had a policy of maximising our income stream. Otherwise we wouldn't have used the Self contained first floor flat for occasional visitors.

We will be able to prove that there have been council tax records of 4 flats at one time.

Storage of Domestic items

I have to hold up my hand and admit to having being a long term hoarder of what can only be described as rubbish. My family are delighted that I have cleared a vast amount away following the actions of our neighbours. We have not quite finished yet, hence it will be still ongoing.

Dear [Redacted] you have asked us to confirm your own and your wife's income status.

We confirm that we have acted as accountants for you and your wife, [Redacted] for over 15 years, and that we have assisted you both in completion of your annual income tax returns in each of those years. We confirm that such returns solely include your income from rents in respect of properties owned by you, pension income, and investment income from bank, building society, and listed share dividends, all of which is unearned income. We further confirm that neither of you have, or have had any earned or business income in any year for which we have been assisting you with your returns.

Yours sincerely

M R Cowdrey for M R Cowdrey & Co, Chartered Accountants