



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 20 November 2019

Time: 2:30pm

Place: LB 31-32 - Loxley House, Station Street, Nottingham, NG2 3NG

Governance Officer: Adrian Mann **Direct Dial:** 0115 876 4468

AGENDA

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PLANNING COMMITTEE

UPDATE SHEET

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

20 November 2019

4(a) Car Park, Nottingham Railway Station

1) Update from the applicant in relation to biodiversity, sustainability and waste management

The applicant has stated that the proposed development would seek to provide an approximate 50% improvement on Building Regulations Part L 'U' values in relation to the fabric of the residential element of the building (the walls, roof, floor and glazing) and a 30% improvement in relation to the commercial element.

Passive and energy efficiency measures would be employed throughout the building in addition to the inclusion of solar panels and air source heat pumps.

It is proposed that bird and bat boxes nesting boxes be incorporated within the fabric of the building and a peregrine box on the roof.

New areas of landscaping will include nectar rich native species.

Points raised are noted and specific detail will be secured via conditions 9 & 14.

In relation to waste management, at present the ground floor of the building proposes 4 separate bin storage areas. A waste management strategy has in principle been agreed with colleagues within refuse in relation to the residential element and discussions are on-going relating to the commercial unit which will be firmed up once the end user is known. 60L of bin provision are allocated per person with 25-50% of bin provision being allocated for recycling. Precise details will be secured under condition 20 of the draft decision notice.

- 2) The requirement for a pedestrian crossing on Queen's Road in the vicinity of the site has been identified to improve pedestrian connectivity in the area. Subject to further technical analysis regarding the suitability, design and final siting of the crossing, a contribution towards its provision would be taken from the contribution towards Public Open Space, with the remaining element to be sought from future development within the locality. It is therefore proposed to amend the Recommendation as follows:

2.1 GRANT PLANNING PERMISSION subject to:

- (a) Prior completion of a Section 106 Planning Obligation including financial contributions toward Public Open Space, Affordable Housing, Education, and potentially Secondary Health Care provision and **a Pedestrian Crossing on Queens Road;** and

- (b) conditions substantially in the form of those listed in the draft decision notice at

the end of this report but with power to determine the final details those conditions being delegated to the Director of Planning and Regeneration

2.2 Power to determine the final details and terms of the Planning Obligation (including whether a Secondary Health Care provision and a Pedestrian Crossing provision be sought and as to the quantum of all relevant contributions) be delegated to the Director of Planning and Regeneration subject to him being 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.

4(b) 4 Duke William Mount

Further comments from one of the objectors (from the Park Planning Steering Group) via the Ward Councillor

These further comments largely repeat their earlier submission, the pertinent points of which are summarised within the Committee report. The points they are wishing to reiterate are summarised below:

- Cumulative development over the years has led to The Park being Park is at a tipping point where those special characteristics that resulted in it being declared a Conservation Area are being eroded to the point of it being overwhelmed by modern development.
- The proposed development, in this location, does not preserve or enhance or even be neutral (to the Conservation Area), as policy sets out.
- The development would not be set back to fall into line with the Victorian properties adjoining, and thus reduce its visual impact onto Duke William Mount. Given the location and height, the proposed development would appear prominently, and have a significant harmful impact.
- Concern that similar properties would also be developed, further eroding the area.
- National Guidance (NPPF), encourages enhancement and proposals should be judged on the harm they may cause to the heritage asset and whether the public benefit outweighs that harm. In this case, substantial harm will be caused and there is no public benefit.