



## **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 January 2021

**Time:** 2.30 pm

**Place:** Remote - To be held remotely via Zoom -  
<https://www.youtube.com/user/NottCityCouncil>

**Governance Officer:** Kate Morris **Direct Dial:** 0115 876 4353

#### **Agenda**

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## PLANNING COMMITTEE

### UPDATE SHEET

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

19 January 2021

#### 4(b) Former Melbury School Playing Fields

##### Further Information

1. Change to recommendation to include as part of the Section 111 Agreements/ 106 Planning Obligation provision for:

(iii) 20% of the dwellings to be secured as on-site affordable housing.

2. Provision of an additional pre-occupation condition:

*Prior to the first occupation of the development, and notwithstanding the details shown on the approved plans, the developer shall explore with Nottingham City Council the potential to provide a footpath/cycle link from the site to White Lodge Gardens.*

*Unless the City Council confirms in writing that such a footpath/cycle link cannot be provided, or agrees in writing to an alternative timetable for the occupation of the dwellings based on confirmation of arrangements for the provision of the footpath/cycle link, none of the dwellings hereby permitted shall be occupied until the footpath/cycle link has been provided in accordance with details that shall first have been agreed in writing by the Local Planning Authority.*

3. Two additional representations have been received in relation to the application, these raise the following matters:

(i) Concerns are still raised in relation to the use of College Way as a through road for this development, particularly during the construction phase. It has also been pointed out that at the beginning and end of the academic day, College Way is largely blocked by bus traffic and drop offs/collections relating to Bilborough College. Adding 50 new homes will exacerbate the situation. Additional vehicular access points should be found for this site.

(ii) The planning committee report whilst very comprehensive does not adequately address the congestion on College Way at various times of the day which is caused as a result of Bilborough College and the many buses that have to negotiate the narrow street. The issues relating to College Way have been highlighted within representations from individual residents.

4. Representation received from Cllr Langton, Ward Councillor for Bilborough:

I am really pleased to see this application and support the principle of a new social housing development in the area. The plans for the development appear to be really exciting, and

generally well thought through. However, there is one part which does not appear to have been fully considered and so I am writing to ask that you defer this application for one month to give time to resolve this.

As you can see from the slides attached, [see images below] there is a single access to the site via a private estate which is in the county. There is no access at all into the rest of Bilborough. This would make it more than a miles walk to get to the school immediately next door, and more than 2 miles to walk all the way round to the shops in the centre of Bilborough. I am concerned that this lack of access into the rest of the Bilborough estate creates a barrier between the new houses and the existing ones, rather than integrating them as part of the existing area and community.

There seems to be an option to create a pedestrian access onto White Lodge Gardens which would solve this issue, connecting the new development with existing housing. I believe this is important so as not to cut off these new homes from the rest of Bilborough, and would help with things like parents taking children to school and even just accessing local amenities. I am aware that the planning officer is looking with the developer at potential solutions, and would like to ask that you defer this decision until such a time that these solutions can be included as part of the scheme.

I am seeking 5 minutes as a ward councillor to explain my concerns at the planning committee meeting tomorrow. I do hope you will take this email into consideration and if there is anything I can clarify please do not hesitate to get in contact.

## **Comments**

1. The scheme is being developed for NCHA who are to provide all of the units as affordable dwellings (24 units as shared ownership and 26 for affordable rent). Whilst NCHA have provided written assurance to the Council of their intentions in this regard, the Council can only require affordable housing to be provided in line with its adopted policy. This stipulates that 20% of the units should comprise affordable housing. The recommendation is therefore being amended to reflect this, in compliance with Policy HO3 of the LAPP.
2. The scheme layout provides the possibility for creating a potential footpath/cycle link through to White Lodge Gardens, via a garage court that is within the Council's ownership. The additional condition requires this matter to be fully explored and a makes a presumption for it to be provided if it possible to do so.
3. The issues relating to College Way are set out in paragraphs 7.10 to 7.14 of the Committee Report. It is felt that the highways impact of the proposed development has been fully explained and assessed.
4. The comments are noted. As set out above, an additional condition is proposed to address this matter.

Melbury Field proposed estate



The blue line shows the route from the estate to Melbury Primary School

The green line shows the route to the school if there was an exit on to White Lodge Gardens

The yellow line shows the direction of Bracebridge Drive, which includes shops, the library, the health centre and dentist





The blue arrow shows where a pedestrian exit could be made on to White Lodge Gardens.



# Insight Mapping

white lodge gardens

Search  
Active tool: Identify

Saved Items

Results

## Layers

- Main Council Offices  
Filter Query Zoom to extent
- Places Of Worship  
Filter Query Zoom to extent
- Post Offices  
Filter Query Zoom to extent
- Property Ownership (Council Owned Land)  
Filter Query Zoom to extent
- Residential Properties by Council Tax Band  
Visible scale Filter Query Zoom to extent
- Selective Licensing Designation  
Filter Query Zoom to extent

Tools

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