



## **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, 21 July 2021

**Time:** 2.30 pm

**Place:** The Ballroom - The Council House, Old Market Square, Nottingham, NG1 2DT

**Governance Officer:** Phil Wye **Direct Dial:** 0115 876 4637

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## PLANNING COMMITTEE

### UPDATE SHEET

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

21 July 2021

#### 4(a) The Nottingham Legend, Lower Parliament Street

##### Further Responses

**Ward Councillors:** We have raised concerns in relation to a previous iteration of this application, regarding the poor design of the building which in our view will not benefit the local area. In our view, these concerns remain in the current version of the plan for this site.

We also remain concerned about the impact of a high-density student accommodation block abutting a mixed residential social housing neighbourhood in our ward at Carter Gate. We note that the whole Carter Gate site has 53 residential units; the proposed building with a very small footprint will have 40 student residential units. We're also concerned about the internal density of the building - the smallest studio is just 18.1 square metres, and there is only one communal kitchen space with all communal space focused on the ground floor.

Several local residents have contacted us to raise their continuing concerns that the proposed building would be too tall and will overshadow and block light from existing residential dwellings at Carter Gate. The current Nottingham Legend building is a low rise building. There are understandable anxieties about potential anti-social behaviour, especially noise nuisance and pressure on car parking spaces.

In particular, whilst we understand that there is no longer a proposed balcony / terrace on the top floor, we do believe that the design is at least one storey too high, compared to the height of the Carter Gate buildings, and taking into consideration the understandable concerns of Carter Gate residents.

The Nottingham Legend is a two storey building and its roofline is at a similar height to that of the Carter Gate houses to the south. A five storey building would be significantly taller than those buildings. We believe there may be some possibility of overlooking into residents' gardens and homes from the corridor windows on the south of the building.

We are also concerned about the lack of a loading bay, and the absence of any parking spaces. By its very nature, student accommodation tends to have particularly intense periods of loading and unloading activity, around the start and end of academic terms. We think that this may cause substantial inconvenience to road users, removing from use a lane of already congested carriageway when loading and unloading is taking place.

We have also seen alternative assessments regarding the potential viability of the existing pub. We are deeply concerned that jobs and business rates will be lost by the conversion of this site from hospitality use to student residential accommodation. Whilst we understand that this falls outside of the policy in the Local Plan, we note that, had this location been outside the City Centre, this would have been a factor in planning considerations. We believe that this anomaly should be reviewed in future iterations of the Local Plan.

Although aware of the Energy and Sustainability Statement we continue to think that more could be done to achieve the highest possible standards of carbon neutrality and energy efficiency, and to give thought to creative ways of greening of the structure or grounds. A living wall, for example, on the Carter Gate elevation, might offer a softer aspect for nearby residents.

**Carter Gate Resident:** I am a long standing Council resident who lives behind this pub at Carter Gate, I am not happy with the plans of any five storey building being built there, in fact any building taller than three storeys high will block out what remaining direct sun light my property currently gets, it will also cast shadows over the whole of the part-three and part-two storey Carter Gate residential properties right next door to it as well as hinder privacy of some Carter Gate properties like mine whose bedrooms will be closely over looked by those who will be on the third floor and above floors at the back of this student building block.

The external design of the build in the plans submitted is unattractive and I understand that these plans have been revised due to this however, any building block at this height will stand out and look monstrous as it will tower all other properties on the same street including the big Ice Arena next door no matter how nice the external design is. This includes the roof access, although it takes up a small area of the roof it is still substantial on top of this five storey block containing a lift and stairwell which will still add to blocking more direct sunlight and cause more shadow casting. The plans states that it will be locked to prevent student access, so why have this substantially sized roof access at all.

Structurally the foundation of the pub is connected to us all at Carter Gate as we are all on top of a nest of caves, these caves currently house our source of electrical supplies including our broadband and telephone supply as there are electrical equipment stored in them that the Openreach Broadband Services use to maintain our connections. Also sounds and bass travels much more due to them. For example I have felt the bass of music being played at a house party on the top floor at the back and left side (Hollow Stone side) of The Point penthouse block before which is a little bit further away from us than the current Nottingham Legend pub is, even when lorries drives up Bellar Gate our block vibrates and my property is on the first floor not the ground floor. So I am very concerned about the noise and vibrations that we will have due to the demolition of the pub and due to this block during its build and with the 40 students who will live there on a 24 hours daily basis.

Currently The Nottingham Legend family pub is valued by residents like myself as a facility where we can come together in the community and also spend time in there garden as many of us don't have any outdoor space and due to being surrounded already by many other buildings we don't get much direct sunlight coming into our homes. My bedrooms are the remaining place that I can see the whole sky and get some direct sunlight into my property. As I stated before this will be taken away if the five storey build plans are granted. There are also families with babies and young children who live here and the pub is a place where they can go to near home as a family and have a nice meal while enjoying the pub garden outside space that they don't have at home.

Overall I hope you can see why it will not be beneficial to this area and it's residents to have any building higher than three storey's high, in particular this five storey building block built in that place.

**Comments:**

*The issues raised are covered in the Appraisal section of the report.*

*It is proposed that an additional planning condition is added to the draft decision notice:*

*Condition: Prior to the first occupation of the approved development, verification that the energy and sustainable measures included within the updated Energy and Sustainability Statement by SRE Rev D, 17.05.21, supplemented by the further Energy Strategy letter by SRE dated 07.07.21 and the revised Proposed Roof and Site Plan drawing 10.00 Rev B, have been implemented and are fully operational shall be submitted to and approved in writing by the Local Planning Authority.*

*Reason: In order to ensure that the identified sustainable design features are incorporated into the approved development, in the interests of ensuring the energy efficient and low carbon sustainable development of the site and in accordance with Policy CC1 of the Land and Planning Policies Development Plan Document - Local Plan Part 2 and Policy 1 of the Aligned Core Strategies.*

**Additional Background papers:**

Ward Councillors, 16.7.21

Neighbour, 19.7.21

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