



## 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 April 2022

**Time:** 2.30 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Governance Officer:** Catherine Ziane-Pryor **Direct Dial:** 0115 876 4298

#### Agenda

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## PLANNING COMMITTEE

### UPDATE SHEET

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

20 April 2022

#### 4(a) Site of former Padstow Secondary School

1. A consultation response has been received from highways. Conditions are sought in relation to construction traffic management, access and road safety, off-site highway works, vehicle parking bay dimensions not on plot, cycle parking provision, bin store provision, electric vehicle charging points, footpath enhancement, provision of travel packs and potential for stopping up orders. Further details are also sought in relation to the proposed finish of the footpath linking through to Padstow Road on the western boundary of the site.
2. A further consultation response has been received from environmental health colleagues relating to the potential future provision of air source heat pumps within the site and the request for a noise assessment in relation to this infrastructure.

#### Comments:

1. *The comments from highways are noted and conditions within the draft decision notice cover; highway safety, construction traffic management, footpath enhancement and finish, cycle parking, electric vehicle charging points and travel packs. Other matters raised are detailed as informatives.*
2. *Officers do not consider that a condition is required given that the installation of an air source heat pump on a domestic property is permitted development subject to the install complying with MCS planning or equivalent standards.*

#### 4(b) Wollaton House, 43 Radford Bridge Road

- 1) A further representation has been received from the principal objector concerning this case. They raise the following primary points (***officer comments in italics***):
  1. The previous condition on the temporary permission limiting the numbers of attendees is not proposed for the permanent permission (***Restricting the number of attendees is difficult to enforce and there is no direct correlation between the specific number of attendees and the impact that this may cause. Furthermore, evidence would not suggest***

**that the numbers imposed during the trial period were either regularly or excessively exceeded)**

2. If the centre is to be open 15 minutes before prayer time, does this mean 6.15am?  
**(No, 6.30am)**
3. Request for comments by email and the website does not account for more elderly residents who do not have access to these methods for communicating  
**(Representations received by letter have been extremely low for many years. Any that are received are given the same weight as all other representations)**
4. The monitoring device would not have been practical to use; was expecting 3 devices rather than 1. Contacted EH&SP to see if the agreed date could be re-arranged but no response to emails on 4 and 8 of June 2021. Photographic evidence provided of cars, out of hours, on 13 April 2022.  
**(The planned installation on the 1 June was cancelled at the complainant's request. Subsequent to the email on the 4 June the EH&SP officer spoke to the complainant by phone during which an offer to re-arrange the date was discussed and left with the complainant. The complainant next contacted the EH&SP officer in March this year. The email of 8 June concerned a matter unrelated to this application. 13 April this year will have been during Ramadan when the restrictions do not apply)**
5. The small amount of monitoring does not give a fair and valid representation and has taken place during the Covid pandemic, and will not therefore reflect the true picture  
**(The monitoring was carried out in February, March and April 2022, after the lifting of the requirement to wear facemasks indoors (and other restrictions) on 27 January)**
6. Where reference is made to specific objections, only the number of individual letters are referred to (8), rather than those who have signed the petition (70)  
**(The comments made in both individual representations and the petition are clearly summarised in the report)**
7. The planning department did not place a cap of attendees during Ramadan or consult residents regarding this  
**(Please refer to paragraph 3.11 of the report which comments as follows:**

**“At the request of Planning Committee further discussion took place with the Centre with a view of exploring whether an appropriate limit on the number of attendees could be applied for the period of Ramadan. However, it was concluded by officer that this would be neither practical nor enforceable”.**

***There was no requirement for local residents to be consulted on this matter)***

8. Photographic evidence has been provided of the Centre not adhering to the conditions during the trial period as follows:
  - a) 17 May 2021 – people still arriving in cars at 11.38pm  
***(a short video shows 1 person getting out of a car and walking into the Centre. There is one other car parked in the car park)***
  - b) 16 October 2021 – 21 cars in car park at 9.21pm, therefore exceeding 15 attendees
  - c) 12 September 2021 – people outside at 10.28pm and 10.38pm, with about 14 cars in the car park, therefore exceeding 15 attendees
  - d) Friday Prayer in February and March 2022 – a photograph showing some on-street parking and another showing 30 cars in the car park

***(It is not felt that these examples provide compelling evidence of the conditional restrictions placed on the Centre being breached to any materially significant extent)***

- 2) In addition to the above, one additional representation has been received from a local resident. They have written to oppose the for extended opening hours and 24 hour opening during Ramadan, with no limit on attendees. They state that since the last application and trial, attendees of the centre still use Seaford Avenue to park. The parking is on the pavement, prohibitive to the disabled, parents with pushchairs and the elderly who have to use the road rather than the pavement. At prayer time the volume of cars using the cul-de-sac makes it a safety hazard should emergency services need to access properties. They believe that the people who park here are from the local area and should walk but park on Seaford Avenue to avoid navigating the Crown Island/Middleton Boulevard to use the centre's own car park. They consider that additional noise early, late or during the night (in the case of Ramadan) is not acceptable additional noise pollution for residents of Seaford Avenue.

***(Parking and noise concerns relate to the approved use of the Centre and is not matter for consideration of this current application. A representation summarised in the main report from a Seaford Avenue resident, who had concerns regarding parking and noise nuisance previously, felt that in the past year the situation had improved)***

- 3) A petition of support for the proposal has been received from the applicant with 155 signatures from attendees at the Centre.

#### **4(c) Burrows Court, Windmill Lane**

Paragraph 2.1 (a) contains a drafting error and should read as below. This reflects the reduced contributions as noted in paragraph 7.5 of the report.

“2.1 To GRANT PLANNING PERMISSION subject to the indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report.

(a) Prior completion of a Section 106 Planning Obligation which shall include:

- (i) A financial contribution of £136,234 towards affordable housing
- (ii) A financial contribution of £27,136 towards open space improvement
- (iii) A financial contribution of £3,930 towards employment and training

(b) The indicative conditions substantially in the form of those listed in the draft decision notice at the end of this report

(c) Power to determine the final details of both the terms of the Planning Obligation and the conditions of planning permission to be delegated to the Director of Planning and Regeneration.”