



## **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 February 2024

**Time:** 2.00 pm

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

**Governance Officer:** Phil Wye **Direct Dial:** 0115 8764637

<b>Agenda</b>	<b>Pages</b>
<b>c Update Sheet and Presentation</b>	<b>3 - 38</b>

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## PLANNING COMMITTEE

### UPDATE SHEET

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

21 February 2024

#### 4a Clifton West

Comments have been received from the Drainage team as Lead Local Flood Authority. Whilst not raising an objection in principle to the proposed surface water drainage strategy, they have raised queries that will require on-going negotiation with the applicant.

***Condition 15 of the outline planning permission (18/00056/POUT) requires the submission and approval of the surface water drainage strategy for the site. Details of the principles of the strategy currently submitted by the applicant have begun discussions with the Drainage team. A subsequent submission to discharge condition 15 will be the formal route for the strategy to be agreed, allow outstanding queries to be resolved beforehand.***

***In the event that the final strategy would require further changes to the housing layout, an additional condition is recommended as follows:***

***“Notwithstanding the approved drawings, the development shall only be implemented in accordance with any revisions to the scheme hereby permitted that arise following the discharge of condition 15 (Drainage) of outline permission 18/00056/POUT, and any subsequent approvals (either non-material amendment or discharge of condition), if required, to address the revisions.”***

#### 4b Franciscan Friary, Gordon Road

A further sixteen emails have been received objecting to the proposal. The objections relate primarily to the proximity of the site to the adjacent school and to the Greyfriars Social Club. No further issues of substance are raised that are not discussed in the report to Planning Committee.

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# Planning Committee

## Wednesday 21 February 2024

Councillor AJ Matsiko (Chair)  
Councillor Graham Chapman  
Councillor Kevin Clarke  
Councillor Faith Gakanje-Ajala  
Councillor Sam Harris  
Councillor Imran Jalil  
Councillor Kirsty L Jones

Councillor Anwar Khan  
Councillor Gul Nawaz Khan  
Councillor Pavlos Kotsonis  
Councillor Sam Lux  
Councillor Ethan Radford  
Councillor Samina Riaz  
Councillor Naim Salim



# Planning Applications

4(a) Clifton West

4(b) Franciscan Friary, Gordon Road



# 4(a) Clifton West

Residential development- reserved matters

**Recommendation: Approve Reserved Matters**

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Aerial view





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Hawksley Gardens from junction with Hartness Road





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Hawksley Gardens







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Finchley Gardens





Junction Hartness Road with Crusader Island







Bridleway to east of site





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Looking north east towards Clifton Woods, Clifton Hall and Conservation Area





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Looking east towards Barton Green estate





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Looking north from southern site boundary







Revised illustrative masterplan

**INDICATIVE PLANTING SCHEDULE**

**Street Tree Planting**

Species	Qty	Height (m)	Notes
London Plane	100	12.0	
London Plane	100	12.0	
London Plane	100	12.0	

**Open Area Tree Planting**

Species	Qty	Height (m)	Notes
London Plane	100	12.0	
London Plane	100	12.0	
London Plane	100	12.0	

**Development Tree Planting**

Species	Qty	Height (m)	Notes
London Plane	100	12.0	
London Plane	100	12.0	
London Plane	100	12.0	

**Notes:**

- 1. All trees to be planted in accordance with the National Tree Register.
- 2. All trees to be planted in accordance with the National Tree Register.
- 3. All trees to be planted in accordance with the National Tree Register.

**Notes for generalist:**

- 1. All trees to be planted in accordance with the National Tree Register.
- 2. All trees to be planted in accordance with the National Tree Register.
- 3. All trees to be planted in accordance with the National Tree Register.

**Notes for street planting:**

- 1. All trees to be planted in accordance with the National Tree Register.
- 2. All trees to be planted in accordance with the National Tree Register.
- 3. All trees to be planted in accordance with the National Tree Register.



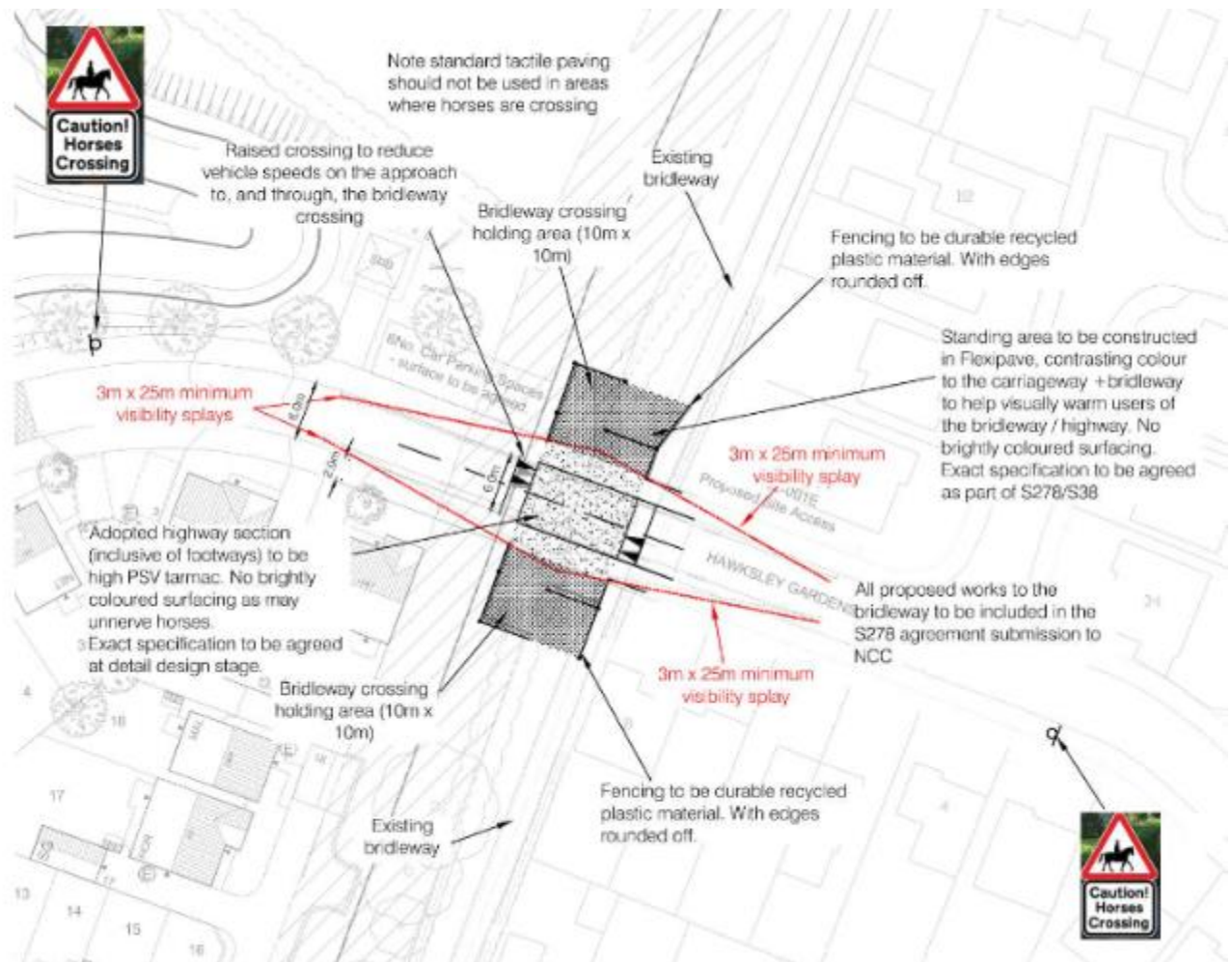


Proposed character areas



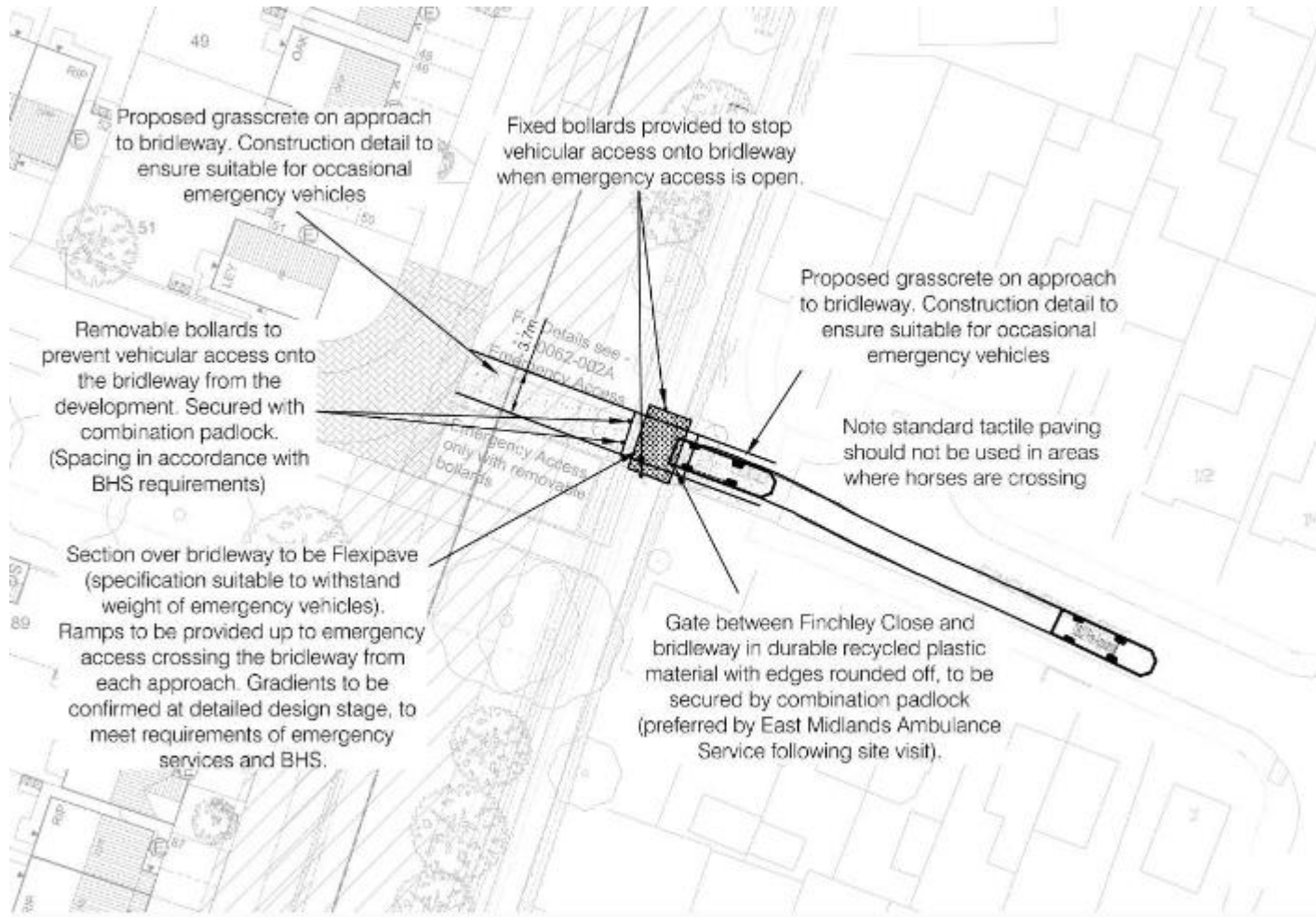


TRAFFIC SIGNS SCHEDULE REFER TO TSRGD 2016	
SIGN REF No.	S1
SIGN FACE DETAIL	
DIAGRAM No.	550.1
X-HEIGHT	
ILLUMINATION	NO - REFLECTORISED
HEIGHT (mm)	600
WIDTH (mm)	680
MATERIAL	CLASS PA2
MOUNTING HEIGHT	2300
FOUNDATIONS (LxWxD)	1 No. 0.8 x 0.35 x 0.6
POSTS	1 No. 75 x 3.2 CHS
POST SPACING	
*Sign to contain advisory plate stating "Caution! Horses Crossing"	



## Hawksley Gardens access plan

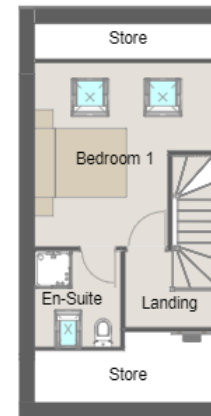
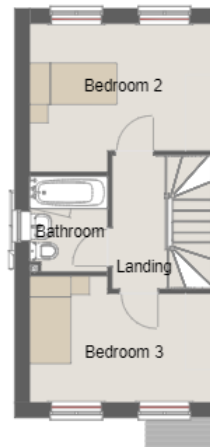




## Finchley Close emergency access plan

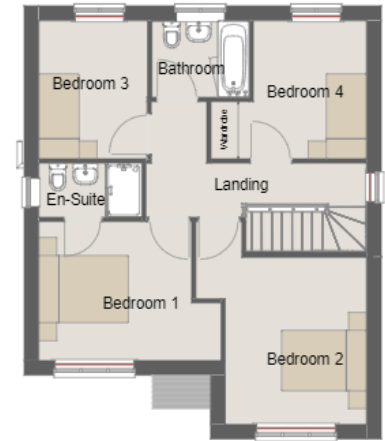
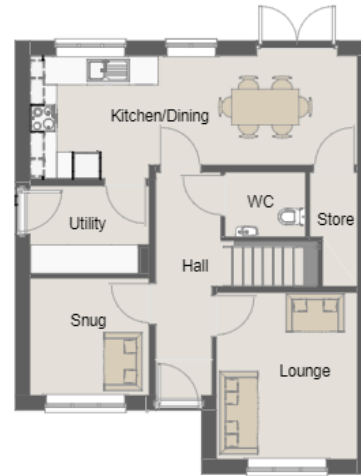


2 bedroom Askham house type example



3 bedroom 2.5 storey Baildon house type example





4 bedroom Horbury house type example



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CGI – Character Area Gateway





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CGI – Character Area Green Edge: View from Clifton Woods across landscaped buffer





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CGI – Character Area Main Street





CGI – Character Area Central Core Streets





CGI – Character Area Boulevard





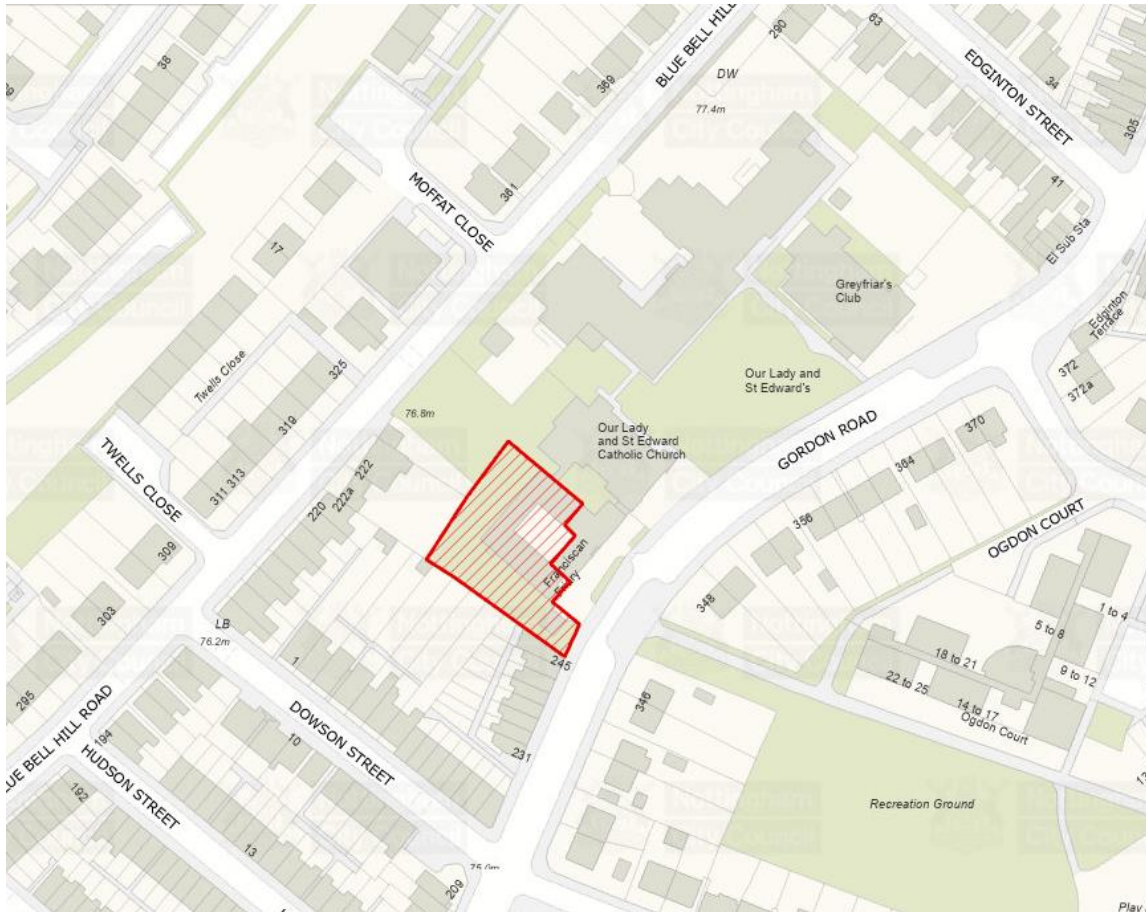
Wider aerial view

# 4(b) Franciscan Friary, Gordon Road

## Change of use to 7 bed accommodation for vulnerable adults

### Recommendation: Grant planning permission

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Aerial view







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Street view of Friary, Church and School

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**Nottingham**  
**City Council**

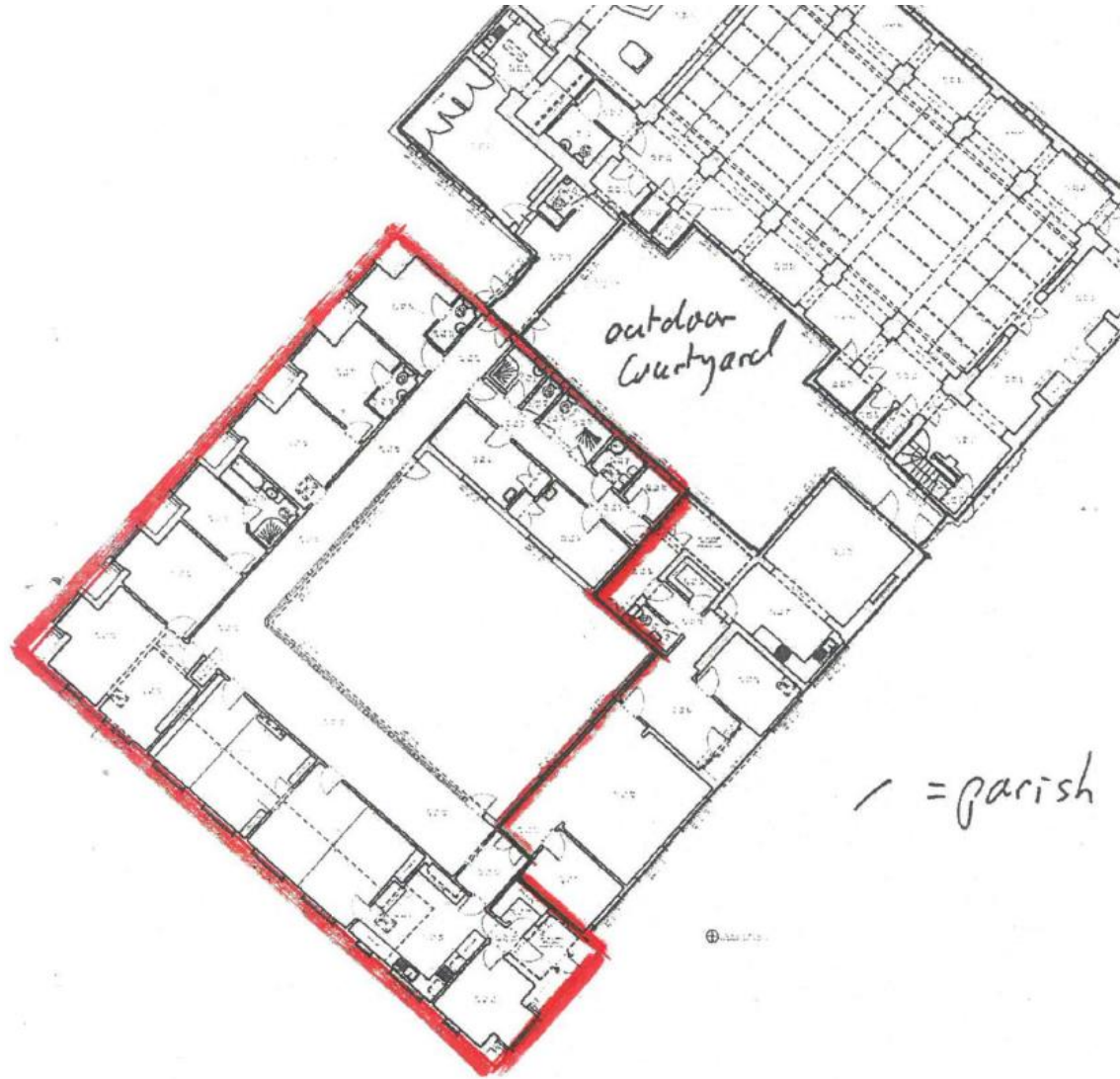


Block plan- Emmanuel House demise shaded

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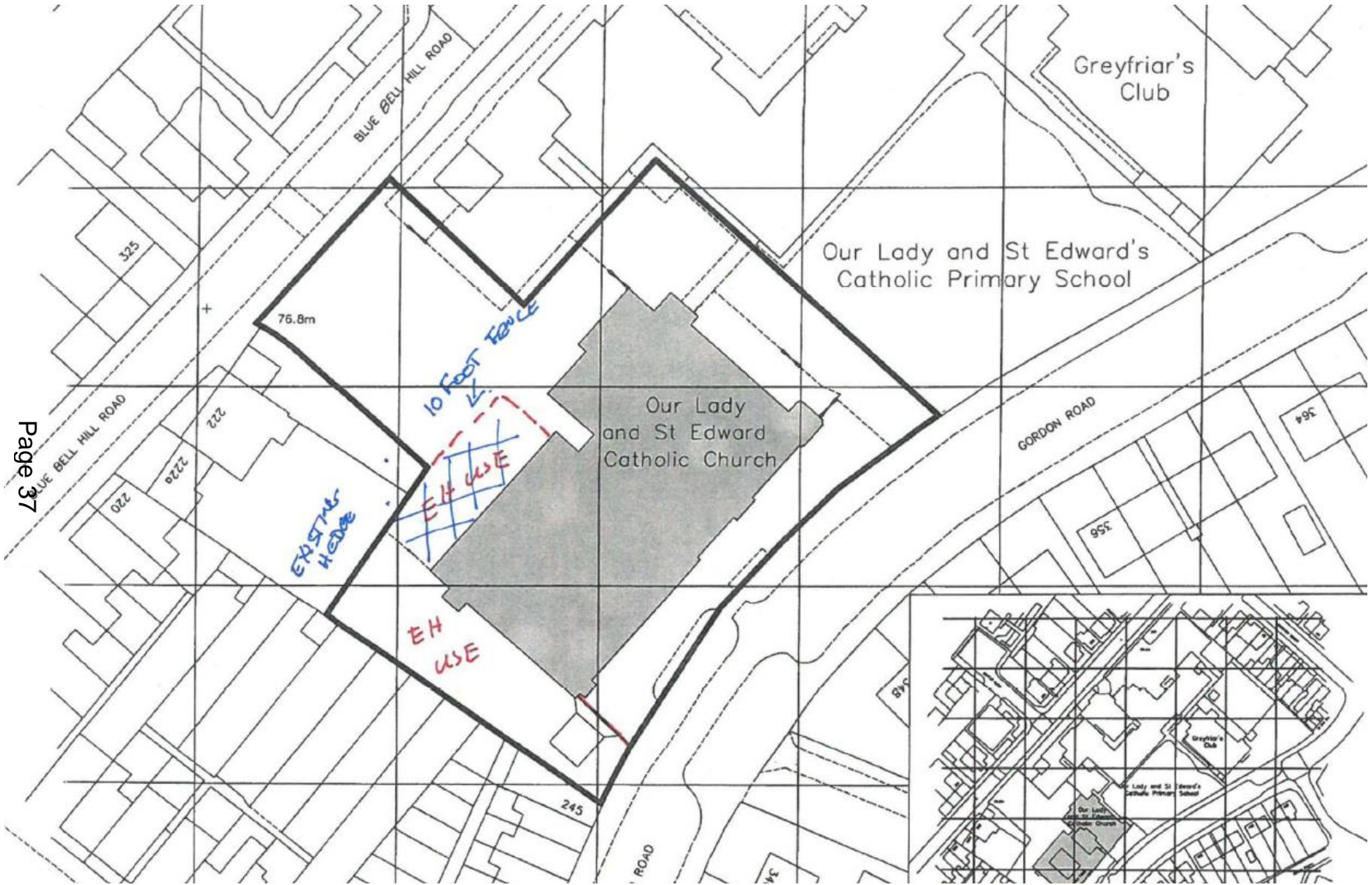






Part of building to be used





Location of proposed fence



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