



## LATE ITEMS FOR PLANNING COMMITTEE 4 NOVEMBER 2020

### 1.1 Late items

(Pages 1 - 4)

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## SUMMARY of LATE ITEMS

### 5.1 20/00404/FUL 1 Totland Road Bramcote

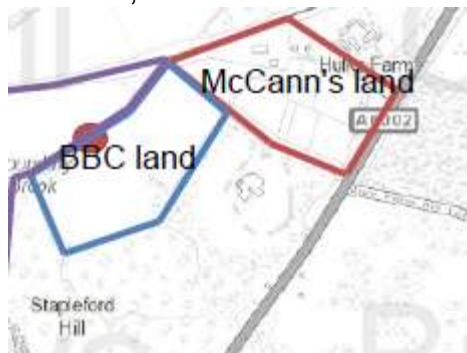
No late items.

### 5.2 20/00116/FUL Field Farm, Ilkeston Road, Stapleford

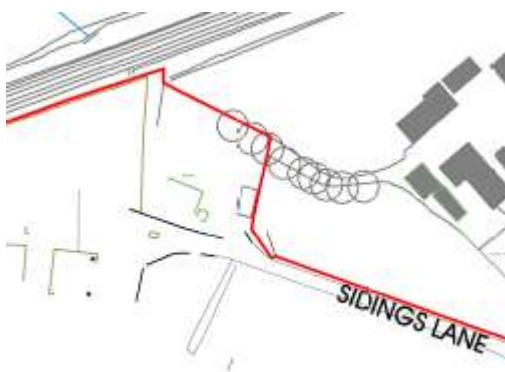
**Email (23.10.20)** containing further clarification from **applicant's highways consultant** regarding Highways England comments. Highways England comments on this clarification are awaited.

### 5.3 20/00352/OUT Land adjacent and north west of Bramcote Crematorium, Coventry Lane, Bramcote

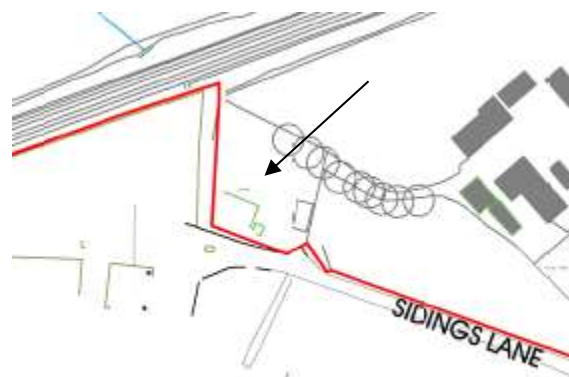
**Correction** to report at paragraph 1.2: Broxtowe Borough owned land is to the west, not south east, as shown below:



**Amended plans** (site location plan, parameters plan and concept plan) which exclude the furniture business land at the northern end of Sidings Lane and reduce the overall site area by approx. 0.08ha were received on 27.10.20.



Extract from superseded site location plan



Extract from amended site location plan (arrow indicates land removed from site)

The agent has advised *the incumbent landowner does not yet have alternative premises and this could delay completion of the S106 (he would need to be a signatory)*. The parameters plan has been amended to reflect the bus loop in the concept plan. The concept plan has been amended to remove the footpath links directly from the site into

the nature reserve (from the council owned part of the site) in the light of the comments from NWT - there will be no direct link from the site into the nature reserve.

The committee report **constraints map** has been amended accordingly and is attached to these late items on page 3.

#### **Amendments to conditions:**

Following the receipt of the amended site location plan, **condition 3** is amended (amendments shown in italics) as follows:

3. The outline permission relates to drawings:

- 2019-613-00 *Rev A* received by the Local Planning Authority on 27 October 2020
- CLBR-BSP-ZZ-XX-DR-D-0003 Rev P03 and CLBR-BSP-ZZXX-DR-D-0001 Rev P04 received by the Local Planning Authority on 12 October 2020.

Inclusion of a **phasing** condition at the request of the agent:

4. No development shall commence until a phasing plan for the whole site has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved phasing plan.

*Reason: To secure an orderly form of development.*

All conditions following condition 4 are to be **re-numbered** accordingly.

**Conditions 4, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15** (numbers as per report) are amended to include phasing element (additional wording shown in italics):

No development, including site clearance, *in respect of any individual phase* shall commence until . . .

Third bullet point of **condition 18** amended to include additional word (shown in italics):

- *respective* footpaths and cycle ways within the site are constructed with the provision to prevent the unregulated discharge of surface water from the footpaths and cycle ways to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the lifetime of the development.

**Condition 25** wording revised to the following (amended wording shown in italics):

The development hereby permitted shall be carried out in accordance with the recommendations of the Flood Risk Assessment & Drainage Strategy dated 22 May 2020. *The finished floor levels of all dwellings shall be submitted to and agreed in writing by the Local Planning Authority prior to the development of any phase, including site clearance.*

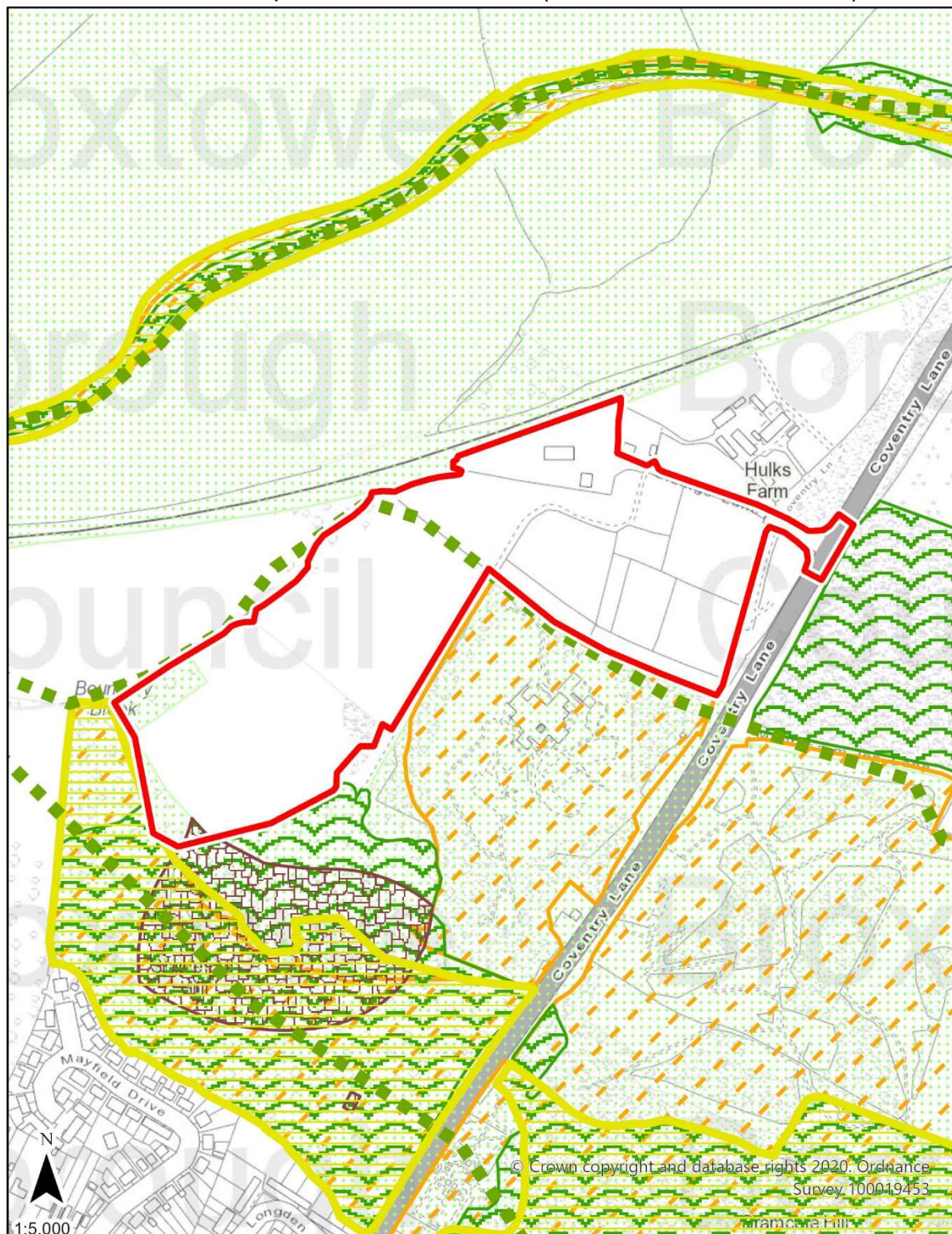
The applicant has confirmed (29.10.20) that they will pay **£300,000** as a **bus service contribution** as part of the S106 Agreement (paragraphs 6.3.10 and 6.7.7 of the report refer).

#### **5.4 20/00180/FUL 43 Pimlico Avenue, Bramcote**

One **neighbour** raises **no objection** (received 20/10/20).



### 5.3 Revised constraints plan for 20/00352/OUT (to reflect reduced site area)



#### Legend

- |  |   |
|--|---|
| <span style="border: 2px solid red; display: inline-block; width: 20px; height: 10px;"></span> Site Outline                      | <span style="border: 2px dashed green; display: inline-block; width: 20px; height: 10px;"></span> Local Wildlife Site   |
| <span style="border: 2px dashed yellow; display: inline-block; width: 20px; height: 10px;"></span> Green Infrastructure Corridor | <span style="border: 2px dashed orange; display: inline-block; width: 20px; height: 10px;"></span> Open Spaces  |
| <span style="border: 2px solid yellow; display: inline-block; width: 20px; height: 10px;"></span> Local Nature Reserves          | <span style="background: repeating-linear-gradient(45deg, transparent, transparent 2px, green 2px, green 4px); border: 1px solid green; display: inline-block; width: 20px; height: 10px;"></span> Green Belt |
| <span style="border: 2px solid brown; display: inline-block; width: 20px; height: 10px;"></span> Local Geological Sites          |   |

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