



Planning Committee
Wednesday, 4 October 2023

LATE ITEMS

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SUMMARY of LATE ITEMS

5.1 23/00577/OUT 48 Rivergreen Crescent Bramcote

Cllr Carr has raised concerns with regards to flooding within the site and contacted the Flood Team for a response. A response was received stating they would be likely to raise an objection if formally consulted due to surface water flooding.

Given the informal intent to object, it is considered appropriate to add the following conditions to the decision requesting that a flood risk assessment be submitted with any subsequent application to assess the impact of surface water flooding and propose mitigation.

- No Development shall commence until a Flood Risk Assessment has been submitted to and approved in writing by the Planning Authority in consultation with the Flood Risk management team.

Reason: To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring both within and outwith the application site, is provided timeously and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019).

- No development shall commence until full details of all surface water drainage provision within the application site (which should accord with the principles of Sustainable Urban Drainage Systems (SUDS) have been submitted to, and approved in writing by, the Planning Authority. Thereafter, only the approved details shall be implemented and all surface water drainage provision shall be completed prior to the first occupation of any of the development.

Reason: To ensure that all flood mitigation infrastructure, required in order to reduce the risk of flooding occurring both within and outwith the application site, is provided timeously and in accordance with the aims of Policy 1 of the Broxtowe Part 2 Local Plan (2019).

A further comment from a neighbouring property has been received through a planning consultant on the 03 October raising further issues regarding the application. The points raised are summarised as:

- Validity of the application due to none compliance with the requirements of the local validation checklists and therefore lacking information available to make a comprehensive decision.
- Lack of explanation given within the committee report for how the proposal is in accordance with Planning Policy.
- The proposal is inconsistent with the existing character and appearance of the area.
- Inconsistency within the conditions proposed.
- Additional building shown within the garden grounds of No. 48 Rivergreen Crescent which is out with the development area shown on the block plan. This proposal would be a potential replacement garage for No. 48 Rivergreen Crescent following the demolition of the existing extension. It is likely that the erection of a garage within this location could be permitted development but if not, a separate planning application would be required. It is considered appropriate that, should planning permission be granted for the outline development proposed, an informative is added to the decision reminding the

SUMMARY of LATE ITEMS

applicants of the need to ensure that this building conforms to permitted development rights or is the subject of a separate planning application.

5.2 23/00344/FUL 32 Town Street Bramcote

No late items to report

5.3 23/00512/FUL 97 Lynncroft Eastwood

A further three objections have been received following the receipt of amended plans on 7th September. The three objections can be summarised as follows:

- Note the changes to retain the front door and putting a blue plaque above the door, this is a token gesture by the applicant;
- The amendment still does not overcome the effects of the impact that the development will have on the neighbours and local community;
- Previous concerns still stand;
- It's essential that the development is determined by the Planning Committee not the Planning Department in order to enable all local views to be taken into consideration;
- Council should block the change of this property to a HMO and the proliferation of similar HMO's in the area by using an Article 4 Directive;
- The house will become a halfway house and always leads to trouble with drugs and alcohol;
- Drop in housing prices in the area;
- This is a historical building and turning it into a HMO will create noise with people coming and going;
- Parking issues.

The points raised have already been addressed in the Planning Committee report.

A telephone message has been received by the Democratic Services Team from an objector, who wishes for committee to be informed that they have submitted an application to Historic England (presumably for consideration of listing) due to the site's connections with D H Lawrence.