



Planning Committee
Wednesday, 8 January 2025

6.2 Late Items

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SUMMARY of LATE ITEMS

5.1 23/00447/FUL Riverside Close Riverside Road

- Committee to note that the recommendation (paragraph 2. Recommendation of the executive summary) should read:

‘The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix’

And NOT:

‘The Committee is asked to RESOLVE that planning permission be granted subject to conditions outlined in the appendix *and the prior signing of a Section 106 Agreement*’

As the scheme would not be viable should the Section 106 financial contributions be paid, as outlined in paragraph 6.10 of the reports appendix.

- Email received 23.12.24 from occupier of property opposite the site including recent photos taken of low sun which the occupant state will be blocked out by the development. Occupier raises concerns already addressed in the report, and also questions why right to light survey not submitted (this would not be a planning validation requirement, as covered by planning policies); and whether access would be maintained to their property during construction. Obstruction would not be a material planning matter and would need to be addressed either directly with the contractors or with the police / highway authority. Notwithstanding this a condition to secure agreement of a construction management plan is included in the recommended conditions, and if not adhered to would be subject to enforcement action.
- 18 Emails received following committee letters being sent with further objections reiterating the same issues as set out in the committee report.
- Objection received stating new apartments would exclude those on housing market who are on low incomes.
- Email received 08.01.25 on behalf of Canalside Heritage Centre. Queries whether initial objections from EA have been adequately addressed. Queries the reason for not committing to financial contributions.
- Email received 07.01.25 from Canals and River Trust. Raises concerns in respect of lack of information regarding the safeguarding during construction of an underground culvert (which directs overflow water from River Trent to the canal past the lock), which is directly adjacent to the site. Damage to the culvert could result in inability to maintain water levels in the canal. Correct route and depth of culvert should be established prior to determination to ensure protection from damage. Suggest that the wording of condition 5 (Construction Method Statement) be amended to include the following wording:

SUMMARY of LATE ITEMS

“provision of detailed arrangements that demonstrate how the existing canal bywash culvert which partly passes under the application site will be protected from damage at all times during and after construction operations”.

It is therefore recommended that condition 5 be amended to read:

The development hereby permitted shall not be commenced (excluding the carrying out of any site investigation and/or remediation works) until details of a Construction Method Statement have been submitted to and approved in writing by the Local Planning Authority. The statement shall include:

- a) The means of access and routing to / from the site for construction traffic;
- b) Parking provision for site operatives and visitors;
- c) The loading and unloading of plant and materials including details of hours of loading / unloading;
- d) The storage of plant and materials used in construction of the development;
- e) A scheme for the recycling / disposal of waste resulting from construction / development works;
- f) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- g) Details of dust and noise suppression to be used during the construction period;
- h) Full details of excavations and earthworks to be carried out near the canal infrastructure including details to demonstrate how the existing canal bywash culvert will be protected from damage at all times;*
- i) Details, where vibro-compaction machinery is to be used, of the use of such machinery and a method statement; and
- j) Details of wheel washing facilities.

The approved statement shall be adhered to throughout the construction / demolition period.

5.2 24/00395/FUL 16 Mornington Crescent Nuthall

- 14-day neighbour consultation due to amended plans. 10 responses further objections reiterating the same issues as set out in the committee report.
- Email received 08.01.25 from nearby resident, in support of the application.
- Email received 08.01.25 from neighbouring occupant, in full support of the application

SUMMARY of LATE ITEMS

5.3 24/00375/FUL 121 and land to rear 123 Brookhill Street Stapleford

- 1 objection received from Stapleford Town Council repeating concerns previously raised and included in the committee report.

5.4 23/00095/FUL Former Dyeworks site Bailey Street Stapleford

Additional condition as follows:

- The development shall be carried out in accordance with the submitted drawing no. PG/MF/2010/012/101 Rev B; Dated Jan 2023; Complied by Paul Gaughan Building Consultants) received by the Local Planning Authority on 30 May 2024 and the following mitigation measure:
 - All 9 storage containers to be sited wholly within Flood Zone 2

This mitigation measure shall be carried out in full and shall be retained and maintained thereafter throughout the lifetime of the development.

5.5 24/00784/FUL 108 Long Lane Attenborough

- Amended Flood Risk Assessment was received on 20th December 2024 following objection from Environment Agency. This has been sent to the EA on December 20th and awaiting response. Notwithstanding the lack of response, it is considered that the introduction of a ground floor bedroom in a domestic property would not result in a significant risk to life and as such the original objection by the EA would not be sufficient to warrant refusal on these grounds alone.

5.6 24/00545/REG3 Brinsley Colliery Headstocks Brinsley

No late items to report

5.7 21/00838/FUL St Johns School of Mission Building Peache Way Bramcote

No late items to report

5.8 21/00839/LBC St Johns School of Mission Building Peache Way Bramcote

No late items to report

5.9 24/00534/FUL Boundary Cottage Main Street Strelley

No late items to report

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