

SUMMARY of LATE ITEMS

5.1 20/00641/FUL Land to the rear of Brinsley Recreation Ground, Church Lane, Brinsley

A late item for this application was circulated on 19.4.21 and the previous committee report was circulated this morning (20.4.21) and both items are attached as appendices to this summary. No additional late items.

5.2 20/00714/FUL 259 High Road, Chilwell

No late items received

5.3 20/00667/FUL 28 Park Road, Chilwell

No late items received

5.4 20/00745/FUL Old Station Yard, Station Road, Beeston

Further information/supporting documents (two letters) received from the **agent** (14.04.21):

- Letter from **Network Rail** with background to the sale of the land to the developer – parts of the land excluded from the sale so as to safeguard for future station parking (up to 20 spaces), platform expansion and retention of land to the north east of the site for operational purposes. NR are working with EMR (East Midlands Railway) to deliver a masterplan to guide potential future improvements at the station, including canopy refurbishment, new improved access (two lifts) and installation of improved parking and turning facilities. Notes that the access to the development does not prevent the improvements to the station/turning area planned. NR have been working closely with Friends of Beeston Station to coordinate the delivery of and improvements around Beeston Station to support community efforts to enhance station facilities.
- Letter from **East Midlands Homes** (EMH) who will be the end user (Registered Provider):
 - EMH are working to provide affordable housing with Ilke Homes who are builders of modular homes, which are more energy efficient, using around 20% less energy to heat than traditionally built homes.
 - Modular construction is seen as a strategic priority by Homes England for its future development funding programme.
 - The scheme is for 100% affordable housing and EMH have ensured that the proposed mix of housing meets their identified need for housing and responds to the demand for affordable family homes in Beeston.
 - If consented by the Planning Committee, the first homes could be delivered on site by as early as January 2022 with the development completed by July 2022.
 - The modern method of construction brings about other benefits such as: accelerated speed of delivery when compared to traditional building methods; 20% more heat efficient (£1 cost/day to heat); reduced carbon footprint; very low waste associated

with the production process; environmental benefits as a result of less lorry movements, reduction of noise and disturbance and dust emissions; and as the modules are produced in a factory setting, there are significantly less snags when compared to traditional builds.

- All of the house types will benefit from the approval of and funding from Homes England (HE), and all are, or will be within the HE's 15% tolerance of the Nationally Described Space Standards.
- The homes benefit from NHBC approval and have a comparable lifespan to a traditionally built home.
- EMH want to reassure the committee that they are committed to the delivery of the scheme as 100% affordable housing via grant funding, but note that any delay to the approval of the scheme could have a detrimental knock-on effect for grant funding and on targets for the delivery of the development.
- Want to ensure that this long vacant brownfield site can come forward to provide much needed affordable housing for the area, at 100% which is over and above that required by policy, and want to work with the council and councillors to ensure that there is no unreasonable delay in ensuring this can happen.

5.5 20/00855/FUL 4 The Old School House, Gilt Hill, Kimberley

No late items received

5.6 19/00605/FUL 42 Derby Road Beeston

No late items received

5.7 20/00791/FUL 39 Eastwood Road, Kimberley

No late items received

5.8 21/00041/FUL 42 Sandy Lane, Bramcote

No late items received

5.9 21/00005/FUL 42 Greenhills Road, Eastwood

No late items received