

Report of the Deputy Chief Executive

LAND AROUND 51 ILKESTON ROAD, BRAMCOTE (FISHPOND COTTAGE)**1. Purpose of report**

To seek approval to proceed with one of three options for the HRA owned site at 51 Ilkeston Road, Bramcote (also known as Fishpond Cottage).

2. Background and detail

The Housing Delivery Plan was approved by the Council in 2019. In November 2019 Housing committee approved the undertaking of a consultation exercise to seek local resident's views on the redevelopment of the Ilkeston Road site for new Council housing. A delegation was made to the Deputy Chief Executive in consultation with the chair of housing, to agree the mix of the new housing and to submit a planning application on the site.

An extensive consultation exercise was undertaken in late 2020 on a proposal to build 9 new homes including the demolition of the cottage. Following comments received from the consultation exercise, the layout plans and the initial proposal to demolish the cottage were revised. A planning application was submitted in February 2021 which kept the cottage and proposed 5 new build homes on the site consisting of 2 houses, 2 flats and an adapted 'wheelchair' house.

The planning application was approved by planning committee in June 2021. Ward members have subsequently approached the Council seeking revisions to the approved scheme due to the level of objections received from the local community.

3. Options for the site

- 1) Proceed as per the planning approval to build 2 houses, 2 flats and the adapted 3 bed property, and implement a local lettings policy for the new homes which gives priority to residents with a local connection to Bramcote,
- 2) Submit a new planning application to build only the 3 bedroom adapted property,
- 3) Submit a new planning application to build the adapted property and 2-3 one bedroom bungalows,
- 4) Provide a report to committee in 2022 about the future use of the cottage building,

See Appendix 1 for the advantages and disadvantages of these options.

4. Financial Implications

The approved 2021/22 capital Programme includes £550,000 for new housing on the Fishpond Cottage site- see appendix 1.

RECOMMENDATION

Committee is asked to RESOLVE;

- 1) Option 1: Proceed as per the current planning approval, or,**
- 2) Option 2: Submit a new planning application to build one 3 bedroom adapted property, or,**
- 3) Option 3: Submit a new planning application to build the adapted property and 2-3 one bedroom bungalows, and,**
- 4) A report be brought back to Housing Committee about the future use of the cottage.**

Background papers: Nil