

SUMMARY of LATE ITEMS

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**5.1 21/00810/ROC – Field Farm, Ilkeston Road, Stapleford**

Change to conditions as follows:

Conditions in respect of full element:

- 22 The approved development shall be undertaken in accordance with the requirements of conditions 22, 23, 24, 25, 28, 32, 38, 39, 40, 42 and 44 of permission ref: 20/00116/FUL and in accordance with the details approved pursuant to them unless otherwise agreed in writing by the Local Planning Authority.

*Reason: For the avoidance of doubt.*

- 24 No retaining wall on any plot shall be installed until details, including section drawings where necessary, have first been submitted to and agreed in writing by the Local Planning Authority. No dwelling shall be first occupied until the boundary treatment for the respective plot has been installed in accordance with the approved Boundary Treatment plan and any agreed retaining wall details. No development on the outline phase shall commence until the retaining wall beside the brook, site perimeter and open space/play area boundary treatments have been installed in accordance with the approved plans.

*Reason: In the interests of residential amenity and the appearance of the area and in accordance with the aims of Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).*

- 28 Amend the first part of this condition to read:

Prior to the first occupation the 32<sup>nd</sup> dwelling constructed on the site:

- i) the eastern site access on Ilkeston Road and associated back-to-back ghost island right turn lanes and pedestrian crossing points shall be completed in accordance with the approved plans;

Conditions in respect of the whole scheme:

- 30 (Drawing numbers in addition to those already listed).

The development hereby permitted shall be carried out in accordance with drawings numbered:

Received by the Local Planning Authority on 14 April 2021:

- **1905/19/21B Retaining Wall Detail**

Received by the Local Planning Authority on 19 April 2021:

- **1905/19/26 Boundary Brook Retaining Wall Elevation**

- 31 (This condition is removed as it only refers to the outline element of the development. However, two extra conditions are proposed one on the outline scheme element, and one of the full element. These are outlined below).

## Planning Committee 5 January 2022

### SUMMARY of LATE ITEMS

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(Extra condition in respect of the outline element)

Condition 21: No works, including site clearance, shall take place on Boundary Brook unless and until water vole and reptile surveys have been carried out, submitted to and agreed in writing by the Local Planning Authority. Any works to the brook shall be in accordance with any recommended mitigation measures identified in the surveys.

*Reason: In the interests of ensuring due regard is given to the potential presence of water vole and reptiles in the brook and in accordance with the aims of Policy 31 of the Broxtowe Part 2 Local Plan (2019) and the NPPF.*

\*Subsequent conditions are to be renumbered accordingly.

(Extra condition in respect of the full element)

Condition 30: No above ground works shall be commenced in respect of any phase until a landscaping scheme for that respective phase of development has been submitted to and approved in writing by the Local Planning Authority. Each scheme shall include the following details:

- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development. No development in the respective phase of development shall commence until the agreed protection measures are in place;
- (b) numbers, types, sizes and positions of proposed trees and shrubs;
- (c) proposed hard surfacing treatment including the public rights of way crossing the site and the proposed path through the TPO woodland;
- (d) planting, seeding/turfing of other soft landscape areas;
- (e) lighting details and
- (f) a timetable for implementation of the scheme.

The approved schemes shall be carried out strictly in accordance with the approved details.

*Reason: The application was submitted in outline only so no such details were provided and the development cannot proceed satisfactorily without such details being provided before development commences to ensure that the details are satisfactory, in the interests of ecology and railway safety and in accordance with the aims of the NPPF, Policy 17 of the Broxtowe Part 2 Local Plan (2019) and Policy 10 of the Broxtowe Aligned Core Strategy (2014).*

\*Subsequent conditions are renumbered accordingly.

## 5.2 21/00575/FUL – Land between Ellis Grove and Wilmot Lane, Chilwell

No late items to report

**SUMMARY of LATE ITEMS**

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**5.3 21/00871/FUL – The Raven Group, Ellis Grove, Chilwell**

One additional objection received 05.01.22, on the following grounds:

- 5 parking spaces is inadequate for a building that could house 66 persons and is less than required by Nottinghamshire County Council Highway Design. Will lead to pressure for on-street parking

**5.4 21/00775/FUL – The Forge, Trowell**

No late items to report