

SUMMARY of LATE ITEMS

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5.1 21/00555/FUL

- Amendment to Site Location Plan (attached) and amendment to Condition 2 from/to the following:

Condition 2

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

Received by the Local Planning Authority on 22 October 2021:

M028-STN-XX-DR-M2-A-02 Rev A (Site Location Plan) (Superseded)

Received by the Local Planning Authority on 2 February 2022:

HF-LP-01 Rev D (Site Location Plan) (Amended) (Replacement)

Page 37 Replace Site Location Plan with amended version from above.

- Objection (received from developers of the 20/00352/OUT site to the south which makes up approximately  $\frac{3}{4}$  of the allocated site) received by the Local Planning Authority on 22 February 2022
  - 20/00352/OUT does not object to the principle but raises the following concerns:
  - The 21/00555/FUL site does not take into consideration the approved plans under the 20/00352/OUT site
  - it is vital that the proposals are aligned with, and responsive to, the approved plans for permission 20/00352/OUT so as not to jeopardise the wider delivery of the Strategic Growth Location to the east and west of Coventry Lane alongside the necessary supportive infrastructure required to ensure the sustainability of the site
  - The approved access plans of 20/00352/OUT detail on-site works in the form of improvement to the existing access and the provision of bus stop and bus loop facilities, alongside off site works in the form of speed reducing features and a connective Toucan Crossing and footway widening to footway/cycleway (the latter aspects of the highway works are specifically required to address Policy 3.4 of the P2LP (2019))
  - These requirements are not exclusive to one phase of the development and must be adhered to by all development proposals which 20/00352/OUT properly addresses the potential to do
  - The current access proposals for application 21/00555/FUL do not reflect the approved realignment and widening of Sidings Lane, from the improved junction with Coventry Lane, approved under application 20/00352/OUT and would require reconstruction if implemented first. The initial infrastructure link proposed from Coventry Lane via Sidings Lane into the Hulks Farm land, and surrounding land, will need to remain as public highway to avoid a ransom situation to implement the approved access required to serve application 20/00352/OUT and any future signalisation
  - The policy requirements of 3.4 are expressly not simply about meeting traffic safety and capacity requirements to satisfy a highway engineer at the County Council, but are a fundamental element of delivering place-making and a high-quality residential

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- environment that encourages sustainable modes of transport, community building and enhances the well-being of residents
- Policy 3.4 is identified to be a 'Strategic' policy and therefore 21/00555/FUL should accord with the needs of the growth location as a whole.
  - To approve full permission for a scheme of 60 dwellings under reference 21/00555/FUL without the scheme delivering the off-site pedestrian connectivity and speed reduction measures approved, would fundamentally undermine the sustainability of the Strategic Allocation and the aspirations of the Council
  - 21/00555/FUL would not be capable of accommodating the necessary bus service to ensure that the site is accessible by public transport. Nor would it provide the wider connectivity required to link both sides of the allocation and provide access to local facilities via the existing cycle network. Nor would it reduce speeds on Coventry Lane.
  - A development so approved and developed, would be isolated, disconnected, remote from public transport and local services and ultimately, entirely unsustainable. It would inevitably rely heavily on private car journeys and would place a burden on resources and carbon use.
- Members briefing note (sent by agent of 21/00555/FUL) received by the Local Planning Authority on 4 March 2022
    - Scheme provide 60 dwellings with a mix of 2, 3 and 4 bedroom properties including 30% affordable housing
    - The site access arrangement will be upgraded to reflect the details agreed in the 20/00352/OUT application
    - The existing access across the railway will be retained to provide access for the farmer
    - No built development is proposed north of the railway and this is for Great Crested Newt mitigation which is required in order to obtain a Protect Species License which is needed to progress development
    - Paragraph 150 of the National Planning Policy Framework sets out that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it which includes the creation of the proposed pond. Therefore, it is considered this does not detract from the character or appearance of the Green Belt and will continue to preserve its openness.

#### **5.2 22/00044/REG3**

No late items to report.

#### **5.3 20/00876/FUL**

3 Objections received in respect of the amended plans:

- Unacceptable, cramped layout
- Loss of privacy
- Loss of sunlight
- Was informed that buildings should be 60m away from property

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- Sense of enclosure and overlooking
- Overbearing and dominating
- Loss of trees, wildlife and greenery
- Increase in traffic/congestion/parking, particularly on Angus Close
- Concerns in regards to access for emergency vehicles
- New road will be built directly across from a bus stop
- Increase in noise/ smell/ disturbance/ pollution
- No. 3 Swingate could be turned into flats

A Kimberley Town Councillor commented as follows:

- Increase in traffic
- Highway safety concerns with proximity of access road to bus stop
- Numerous applications refused permission
- Removal of healthy trees and impact on wildlife
- Disruption, noise and inconvenience
- Do not support proposal given residents feelings on it

Consultee Responses to amended plans:

- 18/02/2022 Coal Authority: no objection
- 24/02/2022 Severn Trent Water: advisory in respect of drainage matters
- 24/02/2022 Waste and Recycling: advise bin requirements
- 25/02/2022 Environmental Health: advise conditions in respect of a construction method statement and working hours (included below)

Include two additional conditions and subsequent conditions renumbered accordingly:

**Condition 9:** No construction work in association with this permission shall be undertaken outside of the hours of 08:00-18.00 Monday to Friday, 08:00-13:00 Saturdays and at no time on Sundays or Bank Holidays.

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

**Condition 4:** No development hereby approved shall be undertaken until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The statement shall include:

- a) The means of access for construction traffic;
- b) parking provision for site operatives and visitors;
- c) the loading and unloading of plant and materials;
- 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 of works; and
- f) details of dust and noise suppression to be used during construction.

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

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

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#### **5.4 21/00738/FUL**

An additional 3 objections received in relation to the size of the proposal (including height); the proposal is out of character for the area (amount of glass in the gable wall); the previous use of the dwelling; and impact on traffic and parking.

#### **5.5 21/00909/FUL**

1 Objection received which does not raise any new comments from those already summarised in the committee report

#### **5.6 21/00941/FUL**

1 Objection received.

Matters not summarised in the committee report are as follows:

- Increase in noise
- Increase in traffic
- Insufficient parking
- Sense of enclosure

#### **5.7 21/00971/FUL**

No late items to report