

24/02130/FUL

Applicant Anchor

Location Land Fronting Rose Way And Melton Road, Melton Road, Edwalton

Proposal Development of 80 age-restricted apartments (Use Class C3) including associated parking and landscaping

Ward Edwalton

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Update to draft heads of terms

RECEIVED FROM: Case officer

SUMMARY OF MAIN POINTS:

Proposed update to draft heads of terms table to include the requirement for accommodation to be age restricted to over 55's for the avoidance of doubt.

PLANNING OFFICERS COMMENTS:

This is required to secure the use as an over 55's development only.

2. **NATURE OF REPRESENTATION:** Additional Condition

RECEIVED FROM: Case Officer

SUMMARY OF MAIN POINTS:

An additional condition is proposed to be worded as follows:

Prior to the development being brought into use, a car park management plan shall be submitted to and agreed in writing by the Local Planning Authority. The site shall thereafter be managed in accordance with the approved management plan.

[To ensure appropriate use and management of the vehicle parking spaces provided on the site having regard to Policy 1 (Development Requirements) of the Rushcliffe Local Plan Part 2: Land and Planning Policies (2019).]

PLANNING OFFICERS COMMENTS:

The condition is considered reasonable to ensure that the parking spaces are utilised in a way that would ensure the impact of the proposed development on the surrounding area would be limited.

3. **NATURE OF REPRESENTATION:** Report Correction

RECEIVED FROM: Case Officer

SUMMARY OF MAIN POINTS:

Wording error in paragraph 40 of the officer report. The word “be” should be moved so the sentence would read:

The revised proposal does not include a care element, nor would any staff be employed at the site, both aspects of which generate parking demand.

PLANNING OFFICERS COMMENTS:

No further comments.

4. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Neighbour/ member of public

SUMMARY OF MAIN POINTS:

Query regarding the land use category referred to in the Transport Statements, TRICS category 3N relates to retirement flats or bungalows however the property would also be let out to non-retired people.

PLANNING OFFICERS COMMENTS:

The application has been assessed to be acceptable by the Highway Authority and considered on the application as submitted.

24/02130/FUL- S106 Draft Heads of terms Summary - WITHOUT PREJUDICE AND SUBJECT TO CONTRACT

| Item/Policy | Detail/requirement | Developer proposes | RBC proposes | Trigger |
|--|--|------------------------|--------------|---------------------------|
| Apartments age-restricted to persons over the age of 55 | To secure the use as an over 55's development only. | | | |
| Affordable Housing | RBC Affordable Housing SPD requires 30% affordable housing provision. | 100% social rent units | Agreed | |
| NHS Nottingham and Nottinghamshire ICB | <p>£63,680.00 sought for the provision of primary healthcare- £600 x 31 for each 1 bed apartment and £920 x 49 for each 2 bed apartment.</p> <p>Planning obligations would be minus the difference of any money already paid on 20/00089/HYBRID</p> | | | Prior to first occupation |
| Allotments | <p>£4,121.6 sought for off-site allotment provision.</p> <p>Application proposes 31 no. 1 bedroom units and 49 no. 2 bedroom = 1.61 residents per dwelling</p> | | | Prior to first occupation |

| Item/Policy | Detail/requirement | Developer proposes | RBC proposes | Trigger |
|-------------------------|--|--------------------|---|---------|
| | <p>0.4 hectares per 1,000 population = 4,000 sqm per 1,000</p> <p>$4,000/1000 = 4$ sqm per person</p> <p>4 x 1.61 residents per dwelling = 6.44 sqm per dwelling</p> <p>$6.44 \times £8.00^* = £51.52$ per dwelling</p> <p>$£51.52 \times 80 = \textbf{£4,121.6}$</p> | | | |
| Waste Management | Nottinghamshire County Council request £8,857.09 | | Likely not justified/ not CIL compliant on the ground of there being no identified site for the contribution to be spent at and as such no demonstrated need for the contribution at this time. | |
| Monitoring Fee | TBC – in accordance with our monitoring fees schedule | | | |
| Indexation | All financial contributions subject to indexation using Retail Price Index or the BCIS All-in Tender Price Index as appropriate | | | |
| Legal Costs | TBC | | | |