

18/01491/FUL

Applicant 1NA Ltd

Location R O Royal British Legion, Nottingham Road, Gotham

Proposal Demolition of existing buildings and erection of 8 dwellings with associated parking and new access.

Ward Gotham

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Gotham Parish Council

SUMMARY OF MAIN POINTS:

The Parish Council accept the points made in the report with respect to the weight given to the Neighbourhood Plan and the situation regarding the Asset of Community Value. However, whilst the revised plans are improved the Parish Council disagrees with the conclusion that the layout is acceptable. The plot sizes are too small and do not meet the Design Guide. The green space to the rear is private and does not have access.

In addition, the likelihood of parking overflow onto the main road is a hazard. The loss of trees is a concern and more trees need to be planted.

Some of the properties should be designed for first time buyers. The dwellings are not 'small' nor indeed 'affordable'.

PLANNING OFFICERS COMMENTS:

The garden sizes are acknowledged as not compliant with the Design Guide. However, a public right of way runs alongside the site towards open green space towards the rear (which is private but currently used on an informal basis). Public open space in the form of the recreation ground / playground lies nearby to the north east. There is general access to the open countryside.

A minimum of 2 parking spaces are provided with some units having 3-4 spaces. The highway authority have raised no objection.

A full landscaping scheme is required by condition 6.

The dwellings are not proposed as affordable units but redevelopment of the site with market housing complies with the Development Plan Policies as set out in the report. A development of 8 units falls below the threshold for affordable housing provision. The houses are a mix of detached and semi detached dwellings having a mix of 3 and 4 bedrooms. This provides a range of units for potential buyers.

2. **NATURE OF REPRESENTATION:** Change to wording of condition

RECEIVED FROM: Officers

SUMMARY OF MAIN POINTS:

Following discussions with the applicant's agent, revised wording has been agreed for condition 16 in the recommendation as follows:

Other than demolition of the building and clearance of the site, no other work shall take place on site until such time that an addendum to the supporting Phase II investigation from BSP Consulting (Report Ref 16-0320 dated July 2018) to cover further soil testing for possible Polychlorinated biphenyls, PCBs associated with the electrical substation to the North of the site, has been produced and the resulting revised Phase II Investigation Report has been submitted to and approved by the Borough Council. If this report confirms that "contamination" exists, a remediation report and validation statement will also be required. In such instances, all of these respective elements of the report will need to be submitted to and approved by the Borough Council and the agreed measures shall be implemented in full before the development is occupied.

PLANNING OFFICERS COMMENTS:

No further comments.