

20/01309/FUL

Applicant Mr Andrew Gatehouse

Location Land North Of 19, Marlwood, Cotgrave

Proposal Erection of 3 dwellings with associated parking.

Ward Cotgrave

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection

RECEIVED FROM: Resident

SUMMARY OF MAIN POINTS:

- a. Parking is a major problem.
- b. Bins are regularly missed as the lorry cannot get down road.
- c. Objector's garage has been flooded numerous times this year, building more homes will not help.
- d. Loss of another green area that children can play safely on.
- e. Road is often used as a race track even though it is a dead end.

PLANNING OFFICERS COMMENTS:

a - e It is considered that these matters have already been addressed in the Committee report.

2. **NATURE OF REPRESENTATION:** Observations to be considered

RECEIVED FROM: Resident

SUMMARY OF MAIN POINTS:

- a. Observations on Marlwood and adjacent roads since the estate was constructed:
 - On the site
The designated parking area is not adopted (Publicly Maintainable by the Council).
It was envisaged as parking, but never built as such – it has been green space since the estate was first built in the 60's, prior to that it was a field.

- Designed Play areas
Play area 1 – Completely destroyed by Thirlbeck/Edgington Close
Play Area 2 – now occupied by 42/43A Marlwood
The suggested play area (closed during coronavirus lockdown) is not drawn on this map.
- On Marlwood
Parking area North of 61 – now occupied by 2 houses
Parking area between 3 and 5 – now occupied by 3 houses built by Metropolitan Valley Housing.
Adjacent 45 – now occupied by 2 Houses
- Directly Adjacent to Marlwood
2 Houses built on Parking area to the rear of 47
3 Houses build on Parking area on Eastwold

b. Plan provided of the estate

PLANNING OFFICERS COMMENTS:

a and b - The development of sites and areas of land within the vicinity had to be considered on their own merits at the time of considering those applications. It is accepted that development has taken place in the vicinity.

3. **NATURE OF REPRESENTATION:** Support

RECEIVED FROM: Agent

SUMMARY OF MAIN POINTS:

- To offset the loss of amenity space, Metropolitan Housing Trust propose to improve the vacant piece of land/green space at the end of Eastwold, adjacent to the site (image will be included in committee presentation).
- Confirmation received that applicant would be agreeable to fund the clearance of any overgrown vegetation, fence/boundary repairs sufficient to create a replacement open space provision suitable for informal community recreation within a capped sum of £10,000.

PLANNING OFFICERS COMMENTS:

- This area of land is outside of the applicant's control (owned by the Borough Council) and does not form part of the application site. Therefore, there are a number of unknown aspects to this suggestion including:

- Whether there is a Council appetite to make this area of land more accessible.
- No assessment of the loss of vegetation has been undertaken – is it of visual/ecological quality.
- Ecological matters.
- Long term financial management costs to the Council have not been considered.
- Adjacent occupiers have not had the opportunity to consider the use of this land for such recreational purposes.

Notwithstanding the above points, it is not considered to be a true offset - as the site already exists, it could be used as well as the application site. Furthermore, the provision is not considered to be of equivalent to or better quality than the area that would be lost, as required by Policy 34 of Local Plan Part 2. Whilst it is in the locality, it does not have natural surveillance, therefore it is questionable whether it is safe/desirable to encourage children to play on this area of land as it is to the rear/side of existing properties.

- b. Such financial contribution, if accepted, would require a planning obligation to secure it.