

Regeneration Sites Update

March 2021

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard , Stapleford	Foundation work has commenced on site however this has now been significantly delayed due to the discovery of Japanese Knotweed and the need to treat it. Updated planning application recently submitted to amend house types. Verbal update on night regarding progress re the S106 agreement although we are hoping to resolve this late March early April.	Development Started but now delayed.	NA
The Manor Garage Site Toton	Pre application discussions are on-going. Further flood modelling has been carried out and submitted to the EA for comment. Discussions have determined that a full Flood Risk Assessment will be required and an overflow channel through the site should be constructed. Nothing further currently. Application for car wash was recently refused, and they will be submitting a revised application however, a noise report is needed and this cannot be undertaken at present because the business isn't operating due to restrictions. Storage containers – We have an invalid application in for this business (20/00811/FUL). Business owner has now contacted Warren Goodall to take over as agent. Warren has confirmed to me that he is providing quotes for the work.	2021	2020 (Delayed due to further modelling)
Cossall Industrial Estate	Hybrid planning application submitted. Following issues with viability and regarding the land, further dwellings proposed. The site has been sold to Midland Reinforced Concrete, and they are continuing with the hybrid scheme for a country park and 64 new dwellings. Decision taken at planning committee on March 10 th to approve the development.	Revised scheme for 64 dwellings submitted.	Unclear
Beeston Cement	Ongoing discussions with Network Rail about bringing this site forward.	Application stage.	2021

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Depot	Planning application submitted for 40 dwellings earlier this year although currently resolving some issues on viability. Will be heading to a planning committee for a decision in the summer.		
Boots	Work underway on access and S106 discussions at an advanced stage. Several discussions taken place about the proposed submission of the reserved matters application, though as yet the outline permission has still not been signed. This issue has been pushed yet again, but to date the S106 is not signed.	Meetings continue to take place to progress matters.	2021
Bartons	Development has commenced on site for the 29 house scheme. No further REM applications for the remaining phases have been submitted but per submission meetings have taken place.	Resolved to grant planning permission for 29 houses (full) and 221 outline.	Development commenced.
Cemex Concrete	Outline planning application approved for 20 dwellings. Delivery timescales likely to depend on the programme for decommissioning of the depot and submission of reserved matters. Discussions are ongoing between the planning department and the agents over discharging of conditions. With specific details around Groundwater and contamination taking longer to resolve than usual.	Approved.	2021
Eastwood Road/ Maws Lane	Discussions are on-going with the land owner and planning agent to try and bring forward both sites. Topographical surveys have now been carried out. There are still some ownership issues around the access to the northern site that are slowly being resolved. It is anticipated that early draft plans will be submitted at some point this year. This issue was recently chased with the applicant/ land owner who has suggested that there are some 'legal issues' holding this site up. Unfortunately, nothing further.	Pre application discussions are on-going and early draft plans expected.	2021

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Walker Street Eastwood	<p>Transport assessment work being carried out currently by the County Council, with Broxtowe recently transferring its share of the relevant funding. Recent planning applications submitted on this site are as follows:</p> <p>20/00844/OUT – outline app for 110 dwellings</p> <p>20/00845/OUT – outline app for 60 bed assisted living scheme.</p>	2021	2021
Stoney Street Beeston	<p>The underutilised site opposite Sainsbury' and the 'Bell' in the pedestrianized area.</p> <p>Discussions have taken place with the Agent marketing the site, but no real progress. It would appear that the price sought for the site is unrealistic in the current market. Nothing moved for a while.</p>	Unknown	Unknown
Alexon 12-14 Moore Gate	<p>Outline planning permission in 2016. Initial discussions initiated to try and move site forward. Owner responded to initial enquiries to confirm development has not started yet. Discussions ongoing.</p>		Unknown
63 - 65 Chilwell Road Beeston	<p>Outline planning permission in 2016. Initial discussions initiated to try and move site forward.</p>	<p>16/00867/FUL (for 63-73). Granted on 3/7/2017</p> <p>16/00166/OUT (for 63) Granted on 5/5/2016</p>	Unknown
Rockaway Hotel Beeston	<p>Full planning permission for 7 apartments. Initial discussions initiated to try and move site forward.</p>	<p>17/00734/FUL (granted 27/7/2018)</p> <p>Lapses - 27/7/2021</p>	Unknown
Royal Oak 22 Villa Street Beeston	<p>Full planning permission for four storey building comprising a commercial use including retail (Class A1), financial and professional services (Class A2), offices (Class B1), non-residential institutions (Class D1), and/or gymnasium (Class D2) on the ground floor and 10 apartments on the upper floors following demolition of existing building</p>	<p>17/00734/FUL (granted 27/7/2018)</p> <p>Two MMA have been approved for this site.</p>	Unknown

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3 and 7 Villa Street Beeston	Planning permission for 15 flats and 2 Maisonettes.	18/00422/FUL Granted - 4/7/2019	Unknown
Lower Regent Street Beeston	No details as yet. Initial enquiries started.	Unknown	Unknown
The former Magpie Pub 187 Toton Lane Stapleford	Full planning application approved for the construction of a 78 bed residential care home with associated parking.	Application approved. Awaiting update on condition.	Discussed at November committee. Verbal update on night.
South of Kimberley Road Nuthall	Initial investigation into land owners started. Further discussions have since taken place with planning agents so things may be progressing slowly here.	Unknown	Unknown
Rear of 127 Kimberley Road Nuthall	Initial investigation into land owners started but no response as yet.	Unknown	Unknown
Poplars Car Park Beeston	Early discussions undertaken- no intention to develop the site at this time. Planning permission for 10 apartments approved in 2015.	Unknown	Unknown
Methodist Church Queens Road Beeston	Initial conversations between planning and the land owners several years back. No progress recently.	Unknown	Unknown
Dovecote Bar and Grill Newthorpe	Following the unauthorised demolition of the building, enforcement action was undertaken to ensure the site was suitably fenced off. The land owner is currently being prosecuted for failure to comply with the notice to clear the site.	19/00029/FUL (granted 23/5/2019)	Unknown