

Report of the Chief Executive

APPLICATION NUMBER:	21/00358/REG3
LOCATION:	Land off Styring Street, Beeston
PROPOSAL:	Construct single storey toilet block including accessible toilet and create green wall above to rear

The application is brought to the Committee as the Council is the applicant.

1 Executive Summary

- 1.1 The application proposes the construction of a toilet block incorporating a changing places toilet, an accessible toilet and two further toilet cubicles. A green wall is proposed behind the toilets, to be affixed to the existing brick wall.
- 1.2 It is considered the design of the building is acceptable and the incorporation of the green wall will have sustainability benefits. The proposal is considered to cause no harm to the setting of the nearby heritage assets of the Church of St. John the Baptist and the West End Beeston Conservation Area. The proposed development will provide a facility for the public in the town centre.
- 1.3 The Committee is therefore asked to resolve that planning permission be granted subject to the conditions outlined in the appendix.

APPENDIX

1 Details of the Application

- 1.1 The application proposes the construction of a single storey, flat roofed, toilet block incorporating a changing places toilet, an accessible toilet and two unisex toilet cubicles. It will have brick side elevations (with inset courses and bricks to match the wall behind), hexagonal honey coloured tiles on the front elevation and a sedum roof with artstone coping and a black hexagonal fence surround (1.5m high). There will be glass bricks set within the two of the upper recessed courses in both side elevations and four stainless steel doors in the south east (front) elevation.
- 1.2 The green wall will extend above the toilet block for a width of 4m to just below the parapet wall of the building immediately to the north west. It is proposed to be a series of pockets/troughs hung from a framework attached to the existing brick wall.
- 1.3 During the course of the application, the plans were amended to change the two individual male and female cubicles to unisex.

2 Site and surroundings

- 2.1 The site is located in Beeston town centre beside a pedestrian thoroughfare to the interchange. It is paved and has the south eastern brick wall of the Explore Learning building to the rear. The site is open and slopes down slightly towards Styring Street and the tram tracks. There are electricity cabinets to the south west of the proposed building and an OLE pole for the tram. A row of cycle stands are located to the south east.
- 2.2 To the north east of the site are commercial units occupied by Pure Gym and Wilkos, with B & M and the new cinema beyond to the east. The grade II listed St. John the Baptist's Church and churchyard (including Grade II listed war memorial) are located to the south west, as is the West End Beeston Conservation Area. To the south, there are residential apartments (Bromley House – Local Interest Building) and the Grade II listed Village Cross on Church Street and to the south east, is the tram and bus interchange. A service yard and other commercial units are located to the north west.

3 Relevant Planning History

- 3.1 The site was formerly occupied by commercial units which were demolished to accommodate the tram tracks and new interchange.

4 Relevant Policies and Guidance

4.1 **Greater Nottingham Aligned Core Strategies Part 1 Local Plan 2014:**

- 4.1.1 The Council adopted the Core Strategy (CS) on 17 September 2014.

- Policy A: Presumption in Favour of Sustainable Development
- Policy 6: Role of Town and Local Centres

- Policy 10: Design and Enhancing Local Identity
- Policy 11: Historic Environment

4.2 Part 2 Local Plan 2019:

4.2.1 The Council adopted the Part 2 Local Plan on 16 October 2019.

- Policy 10: Town Centre and District Centre Uses
- Policy 11: The Square Beeston
- Policy 17: Place-making, Design and Amenity
- Policy 23: Proposals affecting Designated and Non-Designated Heritage Assets

4.3 National Planning Policy Framework (NPPF) 2019:

- Section 2 – Achieving Sustainable Development.
- Section 4 – Decision-making.
- Section 7 – Ensuring the vitality of town centres.
- Section 12 – Achieving well-designed places.
- Section 16 – Conserving and enhancing the historic environment.

5 Consultations

5.1 **Council’s Conservation Officer:** No objection – notes the application site is in close proximity to the boundary of the Beeston West End Conservation Area and opposite, and in close proximity to the Grade II Listed Church of St John the Baptist, the Grade II Listed Village Cross and the Local Interest Building of the former Board School. Agrees with the contemporary approach to the design of the building which is a simple construction, with additional detailing to provide visual interest. States the toilet block is of modest size, and provides a functional space that is required. Whilst there are a number of heritage assets in close proximity, considers that the proposal would not result in a change in character to the area in which the block is proposed, and therefore does not consider that there will be a negative impact or harm resulting to the heritage assets.

5.2 **Council’s Environmental Health Officer:** no objection.

5.3 **Council’s Town Centre & Regeneration Officer:** no objection. Observations regarding plans and position of building in relation to tram cables and electrical cabinets.

5.4 **NET:** no operational concerns. Confirms applicant has been in contact with operator (NTL) regarding drain that passes behind the electrical cabinets and that permit to work will be required.

5.5 Four properties either adjoining or opposite the site were consulted and a site notice was displayed. Seven observations were received, summarised as follows:

- two individual male/female cubicles should be made unisex/non-specific to ensure inclusivity
- queried how toilets will be kept clean and maintained to high standard
- changing places toilet should be provided.

6 Assessment

6.1 The main issues for consideration are the impact of the proposal on designated heritage assets and the design of the building.

6.2 **Principle**

6.2.1 The proposed building will be located in Beeston town centre and will provide a facility for the public to use, in a sustainable location beside the bus and tram interchange. The green wall will provide a sustainable feature and enhance biodiversity in a predominately hard landscaped and built-up area. Subject to consideration of the matters below, the proposal is considered to be acceptable in principle.

6.3 **Heritage**

6.3.1 The proposed building is fairly modest in scale and will be viewed from the south and west with buildings behind it. When viewed from the east, the building will be seen with the grade II listed St. John the Baptist's Church and the West End Beeston Conservation Area in the background. The building, by its nature, will have a functional design with flat roof but will have bricks to match the wall behind, a sedum roof and hexagonal tiles to add interest to the front elevation. Given the intervening wide road (which includes tram tracks and associated paraphernalia), the modest scale of the building and as the building would not result in a change to the character of the area in which it is proposed, it is considered the building will cause no harm to the setting of nearby heritage assets.

6.3.2 It is considered the green wall will cause no harm to heritage assets and will help to link the application site with the soft landscaped (predominantly grassed) church yard.

6.4 **Amenity**

6.4.1 The building will be located over 30m away from the nearest residential property (Bromley House) and across Styring Street which includes tram lines. Given the town centre location of the site, it is considered the development will cause no significant harm to residential amenity.

6.5 **Access**

6.5.1 The toilets will all have level access and include a changing places facility which is a specialist facility for those who cannot use a standard accessible toilet e.g. those in a powered wheelchair or a wheelchair with additional head/leg supports and also provides room for a carer(s) as it is usually larger than a standard accessible toilet cubicle. Such a facility will ensure Beeston town centre is accessible for all users and as a result, be of benefit to the vitality and viability of the town. In response to the observations raised, the plans have been amended so as to include two unisex cubicles rather than separate male/female cubicles.

6.6 **Other issues**

6.6.1 The toilets will be maintained by the Council and cleaned regularly.

6.6.2 The Council will liaise with the tram operator regarding any works in the vicinity of the tram lines/structures.

7 Planning Balance

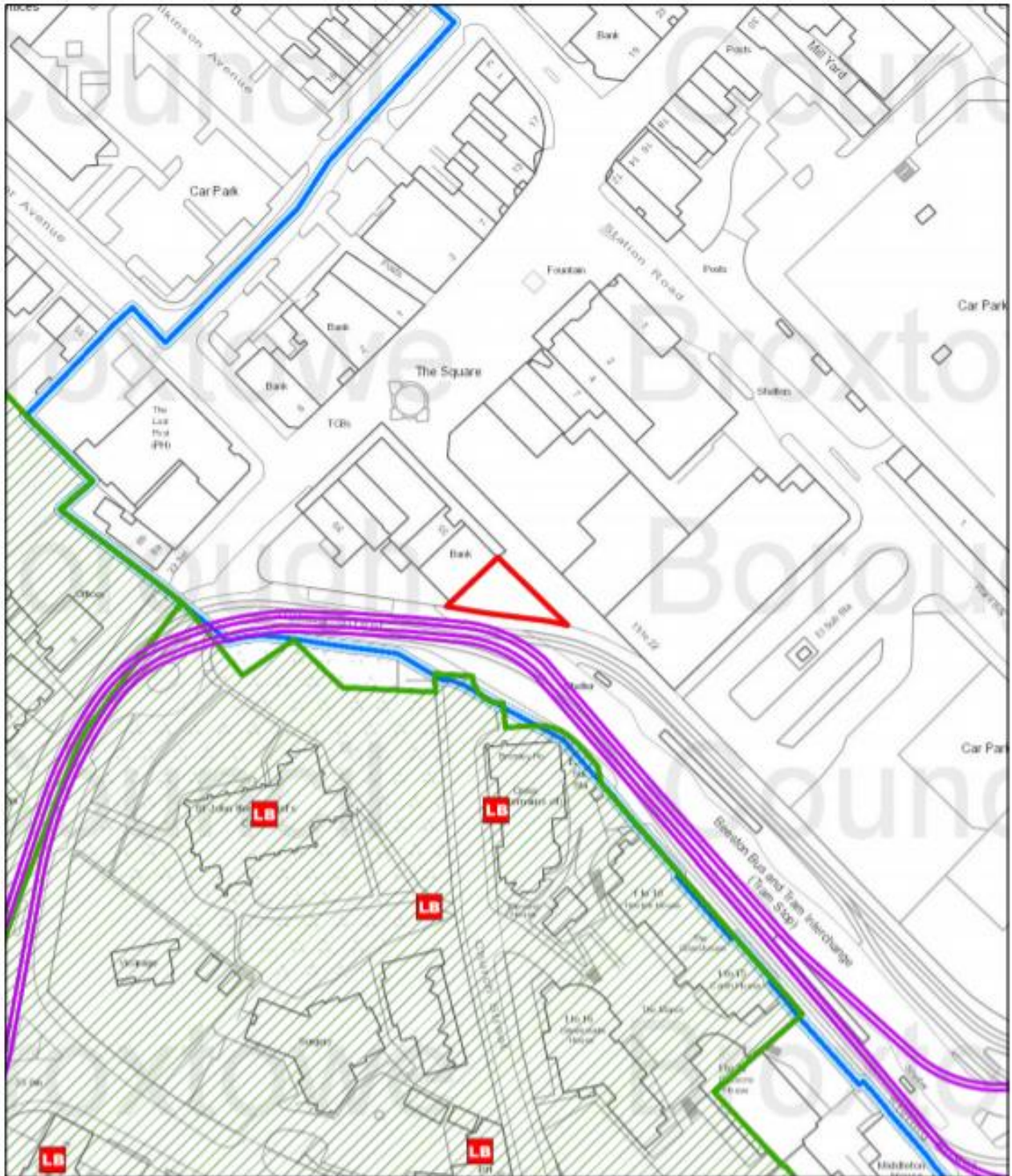
7.1 The benefits of the proposal are the provision of a facility for the public (including a changing places toilet) and the associated increase in accessibility of the town centre for all users.

7.2 There are considered to be no negative impacts so on balance, the development is considered to be acceptable.

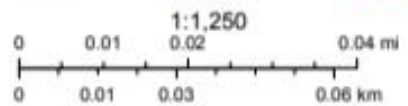
8 Conclusion

8.1 It is recommended planning permission be granted subject to conditions as the application is considered to comply with Policies A, 6, 10 and 11 of the Aligned Core Strategy (2014), Policies 10, 11, 17 and 23 of the Broxtowe Local Plan 2019 and the National Planning Policy Framework.

<u>Recommendation</u>	
The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.	
1.	The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission. <i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The development hereby permitted shall be carried out in accordance with the site location plan received by the local planning authority on 24.5.21, elevations CW22.001.04 received by the local planning authority on 14.5.21 and proposed block and floor plan CW22.001.02 received by the local planning authority on 5 July 2020. <i>Reason: For the avoidance of doubt.</i>
NOTES TO APPLICANT	
1.	The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.
2.	The applicant should liaise with NTL (the tram operator) regarding any required work permits.



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-  Conservation Area
-  Site
-  Tram Route
-  Town Centre Boundaries
-  Listed Building

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Photographs



Site from south



Looking across site towards St. John's Church

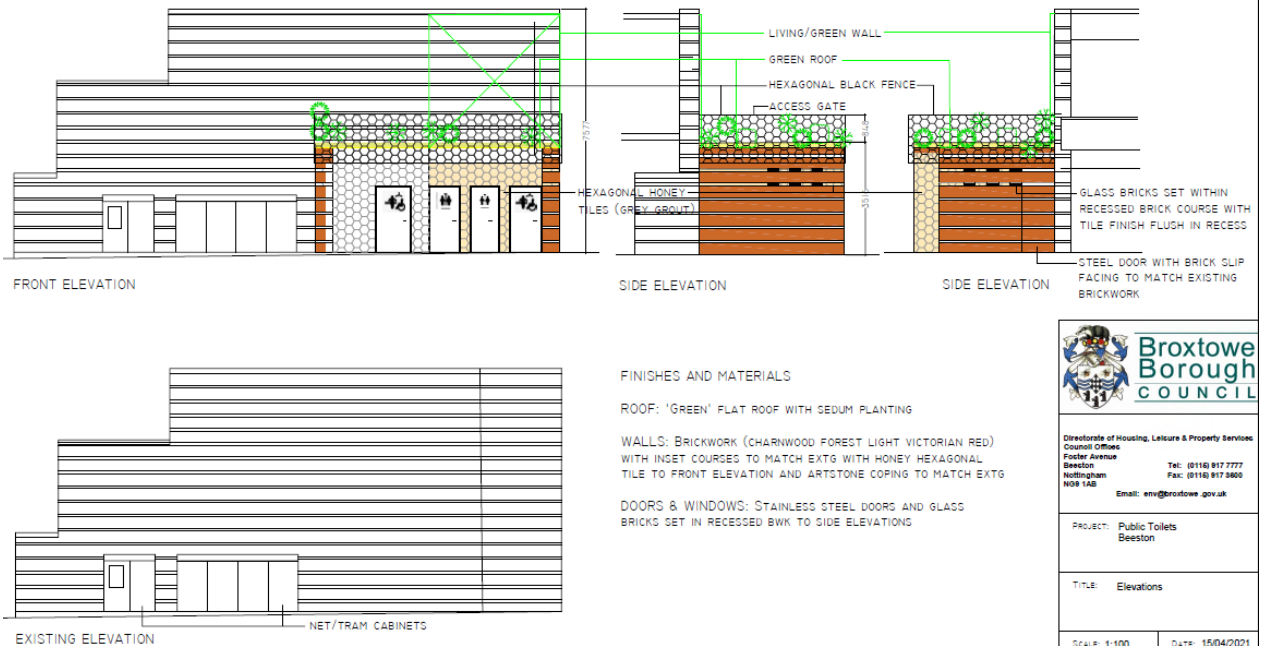


Site from south west



Site from west (with new cinema to RHS)

Plans (not to scale)



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PROJECT: Public Toilets
Beeston

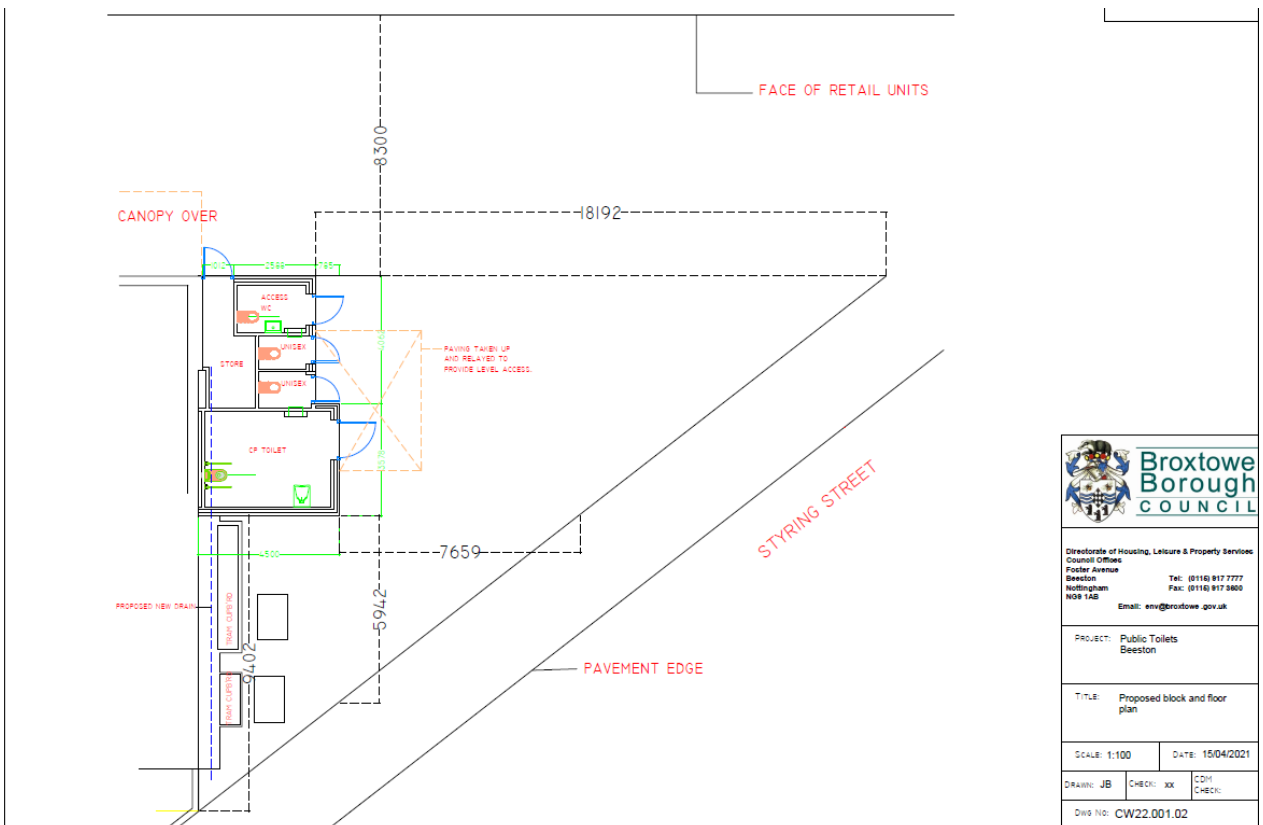
TITLE: Elevations

SCALE: 1:100 DATE: 15/04/2021

DRAWING: JB CHECK: XX CDM CHECK:

DWG NO: CW22.001.04

Elevations



Broxtowe Borough Council

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PROJECT: Public Toilets
Beeston

TITLE: Proposed block and floor plan

SCALE: 1:100 DATE: 15/04/2021

DRAWING: JB CHECK: XX CDM CHECK:

DWG NO: CW22.001.02