

Report of the Chief Executive

**17/00866/FUL
CONSTRUCT 39 BEDROOM HOTEL (CLASS C1) WITH ASSOCIATED
CAR PARKING AND ANCILLARY DEVELOPMENT
LAND TO THE NORTH OF OLD MOOR LODGE, MORNINGTON
CRESCENT, NUTHALL, NG16 1QE**1 Details of the application

- 1.1 This is a major planning application and was first brought before Planning Committee on 18 April 2018 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application due to concerns regarding proposed parking levels.
- 1.2 The applicant has considered the issue regarding parking levels raised by the Planning Committee and to alleviate these concerns an amended site layout plan has been submitted indicating the provision of an additional 11 car parking spaces within the site, including 4 disabled spaces.

2 Re-consultations

- 2.1 Nottinghamshire County Council as the Highway Authority have been consulted on the amended site plan and confirm that they have no objections to the additional spaces of layout proposed.

3 Appraisal

- 3.1 The amended site plan shows the car park to be laid out to provide an additional 11 spaces (including 4 disabled) compared to the 89 spaces previously proposed. This results in an overall total of 100 spaces. All of the spaces are proposed to be contained within the existing car park and will not encroach into the Green Belt.
- 3.2 The Highway Authority are satisfied with the detail shown on the amended site plan and the level of parking provision serving both the proposed hotel and the existing public house.
- 3.3 Although a revised parking accumulation survey has not been submitted following the submission of the amended plan indicating the additional 11 parking spaces, the previous survey submitted did not raise any issues in respect of the provision of 89 spaces, the addition of 11 spaces is considered to represent a betterment and it is considered that any revised parking survey submitted would not raise any further issues.
- 3.4 Based on the above, it is considered that there is adequate parking provision proposed to serve both the proposed hotel and existing public house. Having consideration to the additional parking spaces proposed and the lack of any objection from the Highways Authority it is considered that there would be not be sufficient justification for a refusal of the application on highway safety or parking grounds.

4. Other Issues

- 4.1 The Lead Flood Authority has now advised that the Drainage Strategy provided with the application is satisfactory and there is no longer a requirement for the previously recommended condition.

5. Conclusion

- 5.1 Having regard to the comments made by members at the meeting on 18 March 2018, the applicant has attempted to address the concerns raised in respect of the proposed parking provision in reconfiguring the proposed parking layout to provide additional spaces. The overall provision of 100 spaces to serve both the hotel and the existing public house is considered sufficient to provide adequate off-street parking provision for staff and customers during the day and evening and there is no objection to the proposal from the Highways Authority. Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would warrant a decision being taken at variance to this.

Recommendation

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.**
- 2. The development hereby permitted shall be carried out in accordance with drawing numbers: Location Plan, 4366 A001, received by the Local Planning Authority 19th December 2017, Soft Landscape Details, MR17-057/101A, and Ground Investigation Report (J17152A February 2018) received by the Local Planning Authority 20th March 2018, Proposed Elevations and Roof Plan, 4366 A102E, Proposed Floor Plans, 4366 A101B received by the Local Planning Authority 23rd March 2018 and Proposed Compound Plan, 4366 A009B, Proposed Fence Details, 4366 A055C, Proposed Site Plan, 4366 AO22J and Proposed Hard Landscaping, 4366 AO44D received by the Local Planning Authority 2nd May 2018.**
- 3. No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are provided in accordance with the approved plans. The parking, turning and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles, and shall remain available as such for the life of the development.**
- 4. The development hereby approved shall be undertaken and carried out in accordance with the details and mitigations measures outlined in the submitted Preliminary Ecological Appraisal (Torc Ecology, July 2017) and the Badger EclA Report (Torc Ecology, October 2017).**

5. The 1.8 metre high close boarded timber fence shown on drawing no. 4366-A005 Rev B, received by the Local Planning Authority on 5th April 2018 shall be erected in its entirety prior to development (including site clearance) commencing and shall be retained for the life of the development.
6. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.

Reasons

1. To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. In the Interest of highway safety.
4. To ensure the development does not have an adverse impact upon species specifically protected under the schedule of the Wildlife and Countryside Act 1981 in accordance with the aims of the NPPF.
5. In the interests of visual amenity.
6. To ensure the development presents a more pleasant appearance in the locality.

Note to applicant

1. The Council has acted positively and proactively in the determination of this application in line with the guidance contained within paragraphs 186 and 187 of the National Planning Policy Framework, by seeking amended plans to address the issues identified on the officers site visit.
2. Given the proximity of residential neighbours to the application site, contractors are advised to limit any noisy construction works to between 08.00 – 18.00 on Monday – Friday and between 08.00 – 13.00 on Saturdays, and not at all on Sundays or Public Holidays.
3. No clearance of vegetation shall be conducted during the bird breeding season (March to August inclusive), except under the guidance of a suitably qualified and experienced ecologist.

Background papers

Application case file

Appendix – Planning Committee Report dated 18 April 2018

