

APPENDIX

Regeneration Sites Update
November 2021

Site	Progress Notes	Application Expected	Latest projected start date (best estimate)
Moults Yard, Stapleford	S106 signed. Planning permission signed. Development started on site.	Development Started	NA
The Manor Garage Site, Toton	Various enforcement proceedings taken place on this site, and no specific planning application submitted for housing development. Application for car wash was recently refused, enforcement action under consideration but the car wash use has now ceased, thus removing the issue. We have had further discussions with the owners about submitting a planning application, which they have suggested they want to do, but to date no progress.	2021	Unknown
Cossall Industrial Estate	Hybrid planning application and was approved at a previous planning committee. Future progress unclear.	Revised scheme for 64 dwellings approved.	Unclear
Beeston Cement Depot	Agent has confirmed that work has commenced with a view for full completion in 2022.	Planning application for 42 dwellings approved (20/00745/FUL)	Development commenced.
Boots	S106 has finally been signed after an approximate 7-year delay... 406 house scheme submitted by Ilke Homes (off site (factory) house builder rather than 'traditional' builder). This should ensure (once the REM application has been approved) a far faster build out rate.	Submitted	2021

Bartons	Development has commenced on site for the 29 house scheme. A further planning application (21/00578/REM) has recently been submitted to develop out part of the rest of the site (93 dwellings).	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.	Approved.	2021-2
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. 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 but very limited contact recently.	2021-2
Walker Street Eastwood	Two planning applications submitted for different housing schemes one for the lower part and one for the higher part. The lower segment will be going to planning committee Nov 2021. The top part of the site is as yet to be determined.	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 (16/00626/OUT). Initial discussions initiated to try and move site forward. Owner responded to initial enquiries to confirm development has not started yet.</p> <p>Owner asked whether BBC would be interested in purchasing site. After communication with the Interim Housing Delivery Manager, it was determined that it would not be a viable site for the Council to purchase due to density issues.</p>	Owner has updated that he is now looking at continuing to use the building for the foreseeable so unlikely to be an application for a while – at least until the aftermath of the pandemic is over.	Unknown
63 - 65 Chilwell Road, Beeston	<p>Outline planning permission in 2016. Initial discussions initiated to try and move site forward.</p> <p>No progress recently.</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 (17/00734/FUL). Initial discussions initiated to try and move site forward.</p> <p>Second letter sent due to no response or return of post from initial correspondence in May this year. No further progress.</p>	<p>17/00734/FUL (granted 27/7/2018)</p> <p>Lapses - 27/7/2021</p>	Unknown
Royal Oak 22 Villa Street,	Full planning permission for four storey building comprising a commercial use including retail	17/00734/FUL (granted 27/7/2018)	Unknown

Beeston	<p>(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>Second letter sent due to no response or return of post from initial correspondence in May this year.</p> <p>Planning Officer has spoken to the agent who is going to try and look into providing us with an update on the site as soon as possible.</p>	20/00739/MMA (granted 22/2/2021)	
3 and 7 Villa Street, Beeston	<p>Planning permission for 15 flats and 2 Maisonettes.</p> <p>Owner asked whether BBC would be interested in purchasing site. After communication with the Interim Housing Delivery Manager, it was determined that it would not be a viable site for the Council to purchase due to density issues.</p> <p>Landowner has confirmed that he is still looking into submitting an application in the future but cannot currently say when this may be.</p>	18/00422/FUL Granted - 4/7/2019 A further application is possible	Unknown
Lower Regent Street, Beeston	<p>No details as yet. Initial enquiries started. Post returned with no response.</p> <p>No response from subsequent letters.</p>	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.	Site demolished and awaiting further update.

South of Kimberley Road, Nuthall	Initial investigation into land owners started.	Owners have employed agent who will now start working on application	Hopefully by the end of 2021/early 2022
Rear of 127 Kimberley Road, Nuthall	Telephone conversation had – Owner interested in developing. Possible planning application to be made before the end of the year.	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	Planning application submitted recently which was refused at planning committee on design and Conservation grounds. A revised scheme is likely to be forthcoming.	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) Site owner not currently looking to develop site due to personal issues so cannot commit to anything at the moment.	Unknown
Former Builders Yard and land to the rear 59 Eastwood Road, Kimberley	Communication started with Agent to try and move site forward.	Outline planning applications for both sites are currently being prepared (possibly to be received in 2022)	N/A