

Report of the Chief Executive

APPLICATION NUMBER:	21/00575/FUL
LOCATION:	Land Between Ellis Grove and Wilmot Lane, Ellis Grove, Beeston, Nottinghamshire
PROPOSAL:	Construct four storey building to accommodate retirement apartments including communal facilities, access, car parking and landscaping

The application is brought to the Committee following a resolution to grant conditional planning permission subject to both the prior signing of a Section 106 Agreement, and to give consideration of where the financial contributions are to be allocated and to the proportion of those contributions to each identified need.

1 **Executive Summary**

- 1.1 The application seeks full planning permission to construct a four storey building to accommodate retirement apartments including communal facilities, means of access, car parking and landscaping.
- 1.2 Committee resolved at the meeting on 5 January 2022 to grant conditional planning permission but requested that evidence be submitted so as to determine which of the three areas (Public Open Space, Affordable Housing, and Nottm Notts CCG (Primary Health Care)) that the financial contributions should be allocated to, and what proportion.
- 1.3 The Committee is asked to resolve the allocation of funds as set out in the report below which is subject to the planning permission granted at the Committee meeting on 05 January 2022.

APPENDIX 1

1.4 Developer Contributions

- 1.4.1 As the proposed scheme would be classed as a major development, developer contributions would be sought and secured through a Section 106 Agreement. The following financial contributions were requested: £28,719.38 from Nottingham and Nottinghamshire CCG to go towards enhancing capacity / infrastructure within existing local practices (The Manor Surgery, The Oaks Medical Centre, The Valley Surgery); and £79,612.89 toward off site provision or enhancement of public open space (specifically footpath, access and infrastructure works) at Dovecote Lane, Hetley Pearson and Cator Lane recreation grounds. It would also be expected that the development contributes the equivalent of 20% affordable housing in lieu of provision within the site, which would be £450,000. In total, the financial contributions sought would overall equate to £558,332.27
- 1.4.2 The developer submitted a Financial Viability Assessment as part of the planning application this was accepted at Planning Committee on 05 January 2022. As such, the Committee are asked to consider whether the £230,000 be paid toward off-site provision or enhancement of public open space, Nottingham and Notts CCG toward enhancing capacity / infrastructure at nearby local practices, and for an off-site contribution toward affordable housing, or to one or a combination of these.
- 1.4.3 Following January Committee, where clarification was asked for in terms of where the greater need is for each of the three 'recipients'. The three recipients were asked to further justify their requests and have responded as follows:
- Housing –Head of Housing, has responded stating that there is a high demand for housing in the borough, particularly in Beeston, where the cost of private rent is higher than in other parts of the borough. As at 11 January 2022, there are 1485 applicants on the Council's waiting list for affordable housing in Beeston. 332 of these applicants are in priority bands 1 and 2. 578 of the applicants are families.
 - Open Space –Parks and Green Spaces Manager, has responded stating that all three sites (Dovecote Lane, Hetley Pearson and Cator Lane) would benefit from footpath and access improvements and that given the nature of the development (i.e. retirement living) it is felt that this type of work would be appropriate and would encourage outdoor access and physical activity. The works cannot be met from the current capital programme.
 - CCG – There has been no further comment from the CCG on this matter, however the initial comments, as outlined in the original committee report, state that the contribution would be invested in enhancing capacity/infrastructure within existing local practices (these being: The Manor Surgery, The Oaks Medical Centre and The Valley Surgery). The justification is that all practices in the local area are working at capacity and therefore in order to make the development acceptable from a health perspective, the infrastructure will need to be developed in order to accommodate the increased population.

1.4.4 It has been identified that there is sufficient justification for contributions to be provided to each of the areas and as such it is suggested that the contributions be allocated as follows:

- Nottingham and Notts CCG - £28,719.38 (Full Amount requested)
- Public Open Space - £79,612.89 (Full amount requested)

This then leaves, from the £230,000.00 being offered, a figure of £121,667.73 which it is suggested should then be allocated to:

- Affordable Housing (off site provision) - £121,667.73 (approximately £330,000 less than the amount requested)

1.4.5 To split the monies three ways equally would result in an overpayment of the CCG Contribution. It is also noted that the proposal, which is for retirement living, would, in itself, potentially release family housing in other parts of the borough as a result of occupants downsizing, which could be seen as a benefit to the housing stock.

2 Planning Balance

2.1 The benefits of the proposal are the provision of targeted accommodation in a highly sustainable location, the provision of jobs (short term during construction and long terms once the building has been constructed and occupied), the re-use of a currently vacant brownfield site, and financial contributions toward the enhancement of primary healthcare facilities and to public open space in the immediate area, and a financial contribution to the provision of off-site affordable housing.

2.2 The negative impacts are the potential harm to amenity through noise and disturbance during construction phase however it is considered to be limited by the use of planning conditions.

2.3 On balance, the harm to amenity is considered to be outweighed by the benefits of the scheme.

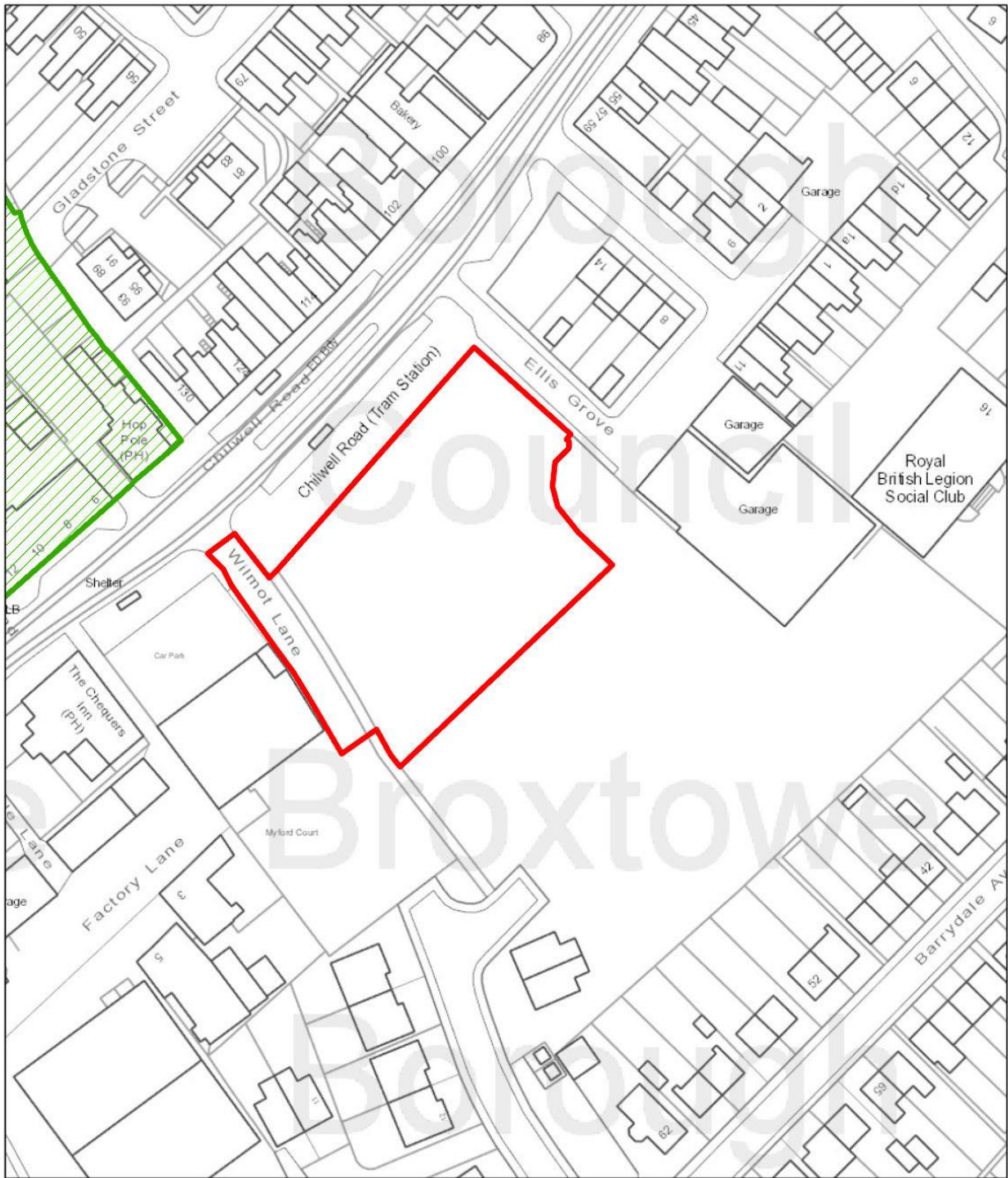
3 Conclusion

3.1 The proposed development will provide targeted accommodation in a sustainable location and the design of the development is considered to be acceptable. There are no highway safety concerns, subject to conditions. Potential harm to neighbour amenity is considered to be significantly and demonstrably outweighed by the benefits of the scheme in terms of provision of targeted accommodation, the sustainable location of the site and the re-use of a previously developed site. The financial contribution being proposed by the developer would cover both the CCG and Public Open Space contribution requests in full, with a lesser amount to Affordable Housing.

Recommendation

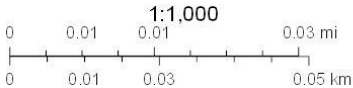
The Committee is asked to RESOLVE the allocation of the contribution figure of £230,000 which is subject of the s.106 Agreement for the previous grant of planning permission.

Land Between Wilmot Lane and Ellis Grove Beeston



11/9/2021, 11:32:05 AM

-  Conservation Area
-  Site



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Photographs



View across the site from Wilmot Lane to Ellis Grove



Wilmot Lane – view toward Lacemaker Road, convenience store to the right



Shops and tram stop to the north west of the site

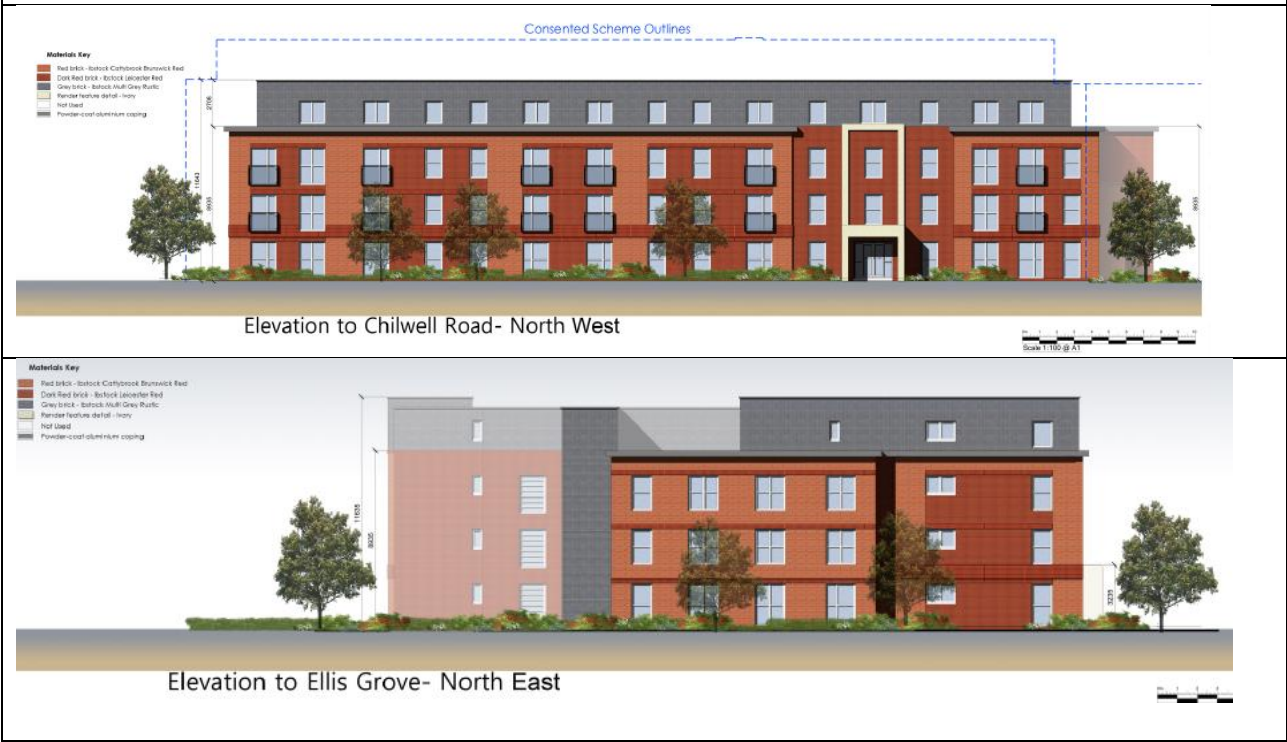


Ellis Grove

Plans (not to scale)



Proposed site plan



Elevation to Chilwell Road- North West

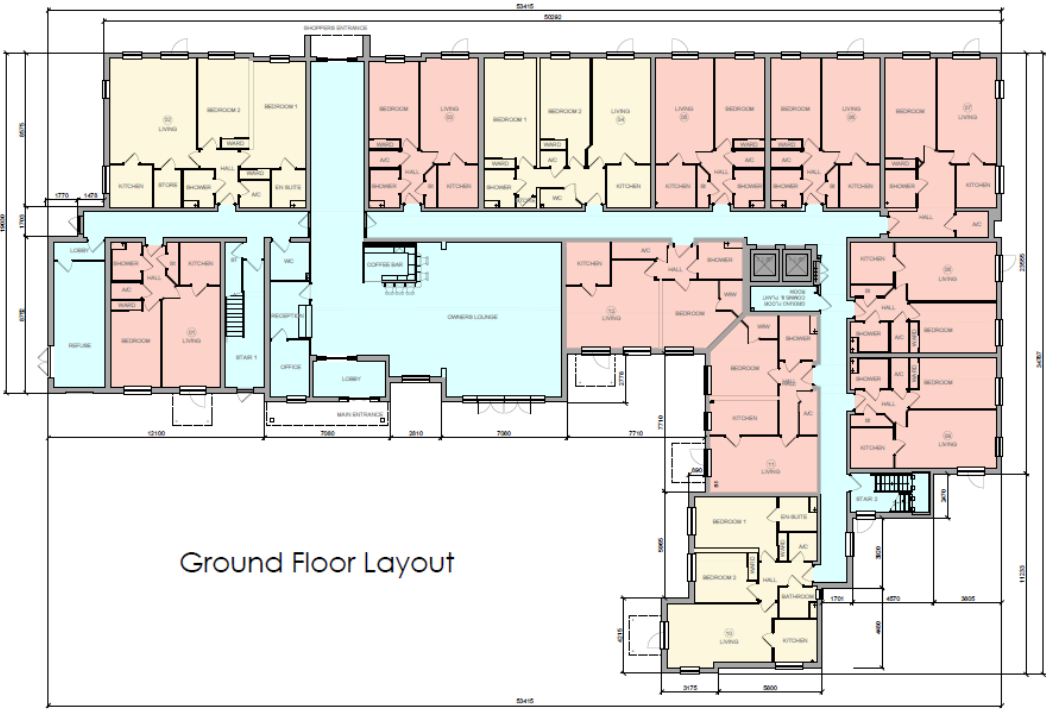
Elevation to Ellis Grove- North East



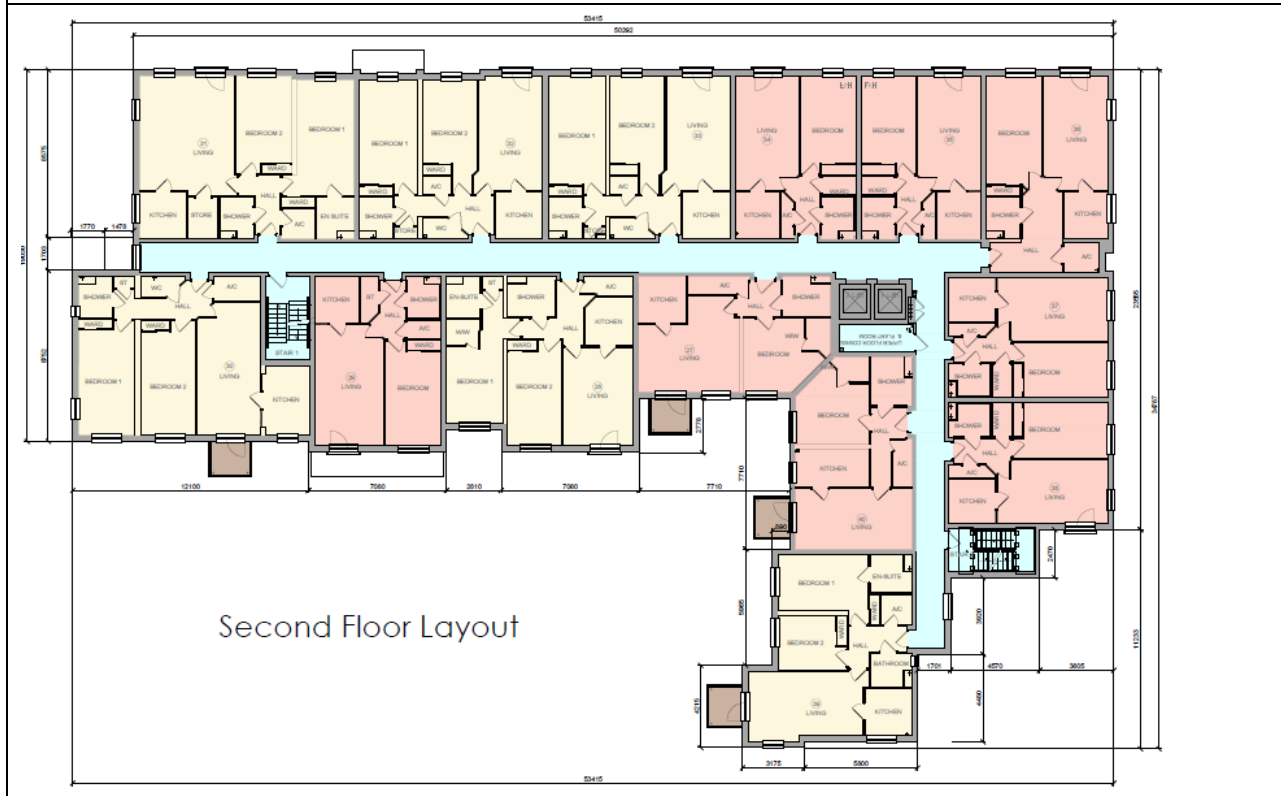
Elevation to Landscaped Garden- South East



Elevation to Wilmot Lane- South West



Ground Floor Layout





Third Floor Layout