

Report of the Chief Executive

18/00737/FUL

CHANGE OF USE FROM PUBLIC HOUSE (CLASS A4) TO A HOUSE IN MULTIPLE OCCUPATION COMPRISING 3 FLATS (TOTAL 17 BEDROOMS) INCLUDING SIDE EXTENSION ABOVE FLAT ROOF, DORMERS TO FRONT AND REAR, AND EXTERNAL ALTERATIONS. DEMOLITION OF OUTBUILDING AND CREATION OF THREE PARKING SPACES.

QUEENS HOTEL QUEENS ROAD BEESTON NOTTINGHAMSHIRE NG9 2FE

1 Details of the application

- 1.1 The application was first brought before Planning Committee on 13 February 2019 with a recommendation for approval (original report attached as an appendix). Members deferred making a decision on the application to allow further consideration to be given to reducing the intensity of the occupation of the building, and to increasing parking provision on site.
- 1.2 The applicant has considered the issues raised by Planning Committee and has increased the number of parking spaces on site from 1 to 3, achieved by the demolition of the outbuilding along the boundary with 1 Mona Street, and reduced the number of bedrooms by one. The bedrooms are also now shown to be single occupancy, were shown as having double beds within each room previously.

2 Re-consultations

- 2.1 Amended plans were submitted and a further seven day consultation has been undertaken with the occupants of neighbouring properties, and additionally all those who responded to the original consultation. As a result of re-consultation on the amended plans received following January committee, an additional nine letters have been received, with the following comments:
- Whilst an improvement, still consider the proposal to have too many bedrooms
 - Still not enough parking spaces for the amount of occupiers
 - Remain concerned regarding safety of visitors in regard to the proposed side extension (during construction)
 - Layout of proposal still overcrowded (three kitchens for the 17 bedrooms)
 - Unclear as to the boundary treatment once outbuilding demolished
 - Concerns regarding external appearance of the building, if the blue and white (render) is still being proposed
 - Additional student housing not required in the area, as there are many vacant properties on nearby streets
 - New housing needs to be aimed at affordable housing for families to buy

2.2 The County Council as Highway Authority have no concerns in principle to the amendments, subject to conditions in regard to the provision of an extended dropped kerb, and to the provision of parking spaces prior to occupation.

3 Appraisal

3.1 It is considered that the additional parking would provide an acceptable level of off street parking spaces proportionate to the proposed number of occupants, which has been reduced to 17 bed spaces, and that the proposal would not, therefore, have an unacceptable impact upon on-street parking provision in the immediate surroundings.

3.2 One bedroom has been omitted from Flat 2 and the space used instead to enlarge the communal kitchen/living space. This is considered to be of a positive benefit to the future occupants in regard to the provision of an improved standard of living accommodation.

4 Conclusion

4.1 The increase in off street parking provision, provision of cycle storage spaces, the decrease in occupancy, and the fact that the site is in a sustainable location close to the town centre and to good public transport links, means it is still considered that this application is acceptable, as the application would not lead to a detrimental impact on highway safety. As such, the recommendation for approval remains the same.

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 drawings numbered: 702 003 rev E; 702 004 rev D; and 702 005 rev E received by the Local Planning Authority on 19 February 2019.**
- 3. No development shall commence until a report, prepared in accordance with the provisions of DoT Calculation of Road Traffic Noise, to predict noise levels at the nearest noise sensitive location has been submitted to and approved in writing by the Local Planning Authority.**

Predictions shall be contained in a report which sets out: a large scale plan of the proposed development; noise sources and measurement/prediction points marked on plan; a list of noise sources; a list of assumed noise emission levels; details of noise mitigation measures; description of noise calculation procedures; noise levels at a representative sample of noise sensitive locations and a comparison of noise level with appropriate current criteria.

Where current criteria are exceeded at any location the applicant should explain why that excess is immaterial or what further mitigation will be undertaken to ensure that criteria will be met. Any mitigation measures agreed shall be installed prior to occupation and be retained for the lifetime of the development.

4. No above ground development shall take place until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:

- (a) numbers, types, sizes and positions of proposed shrubs
- (b) proposed boundary treatments
- (c) proposed hard surfacing treatment
- (d) proposed lighting details
- (e) planting, seeding/turfing of other soft landscape areas

The approved scheme shall be carried out strictly in accordance with the agreed details.

5. 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.
6. The development shall be carried out in accordance with the submitted Flood Risk Assessment (FRA) prepared by SCC, November 2018. Specifically finished floor levels shall be set no lower than 27.67m above Ordnance Datum (AOD), as stated in section 3a of the FRA. Finished floor levels shall be retained and maintained at this level thereafter throughout the lifetime of the development.
7. The extensions and dormers shall be constructed using bricks and tiles of a type, texture and colour so as to match those of the existing building.
8. No part of the development hereby permitted shall be brought into use until a dropped vehicular footway crossing has been extended and is available for use and constructed in accordance with the Highway Authority specification.
9. No part of the development hereby permitted shall be brought into use until the parking areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 702 003 Rev E. The parking areas shall be maintained in the bound material for the life of the development and shall not be used for any purpose other than the parking of vehicles.

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 interests of the amenities of the future residents and in accordance with the aims of Policy E34 of the Broxtowe Local Plan (2004).
4. No such details were submitted and to ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy H4 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).
5. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 10 of the Broxtowe Aligned Core Strategy (2014).
6. To reduce the risk of flooding to the proposed development and future occupants in accordance with Policy 1 of the Broxtowe Aligned Core Strategy 2014.
7. To ensure a satisfactory standard of external appearance and in accordance with the aims of Policy H4 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).
8. In the interests of highway safety in accordance with Policy 10 of the Aligned Core Strategy (2014).
9. In the interests of highway safety in accordance with Policy 10 of the Aligned Core Strategy (2014).

Note to applicant

1. The Council has acted positively and proactively in the determination of this application and a decision was issued within the agreed determination period.
2. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

3. Given the proximity of residential properties, it is advised that contractors limit noisy works to between 08.00 and 18.00 hours Monday to Friday, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays and Bank Holidays. There should also be no bonfires on site at any time.

- 4. It is recommended that the developer signs up for the Environment Agency's early flood warning system.**
- 5. The proposal makes it necessary to widen the vehicular crossing over a footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services to arrange for these works on telephone 0300 500 80 80.to arrange for these works to be carried out.**

Background papers

Application case file

Appendix – report to Committee 13 February 2019