

Report of the Chief Executive

APPLICATION NUMBER:	19/00297/FUL
LOCATION:	1 QUEENS ROAD EAST, BEESTON, NOTTINGHAMSHIRE, NG9 2GN
PROPOSAL:	CONSTRUCT STUDENT ACCOMMODATION BUILDING (PROVIDING 28 BEDROOMS) FOLLOWING DEMOLITION OF BUNGALOW AND SINGLE STOREY EXTENSION (AT 3 QUEENS ROAD EAST)

The application has been called in to Committee by Cllr P Lally.

1 Executive Summary

1.1 This application was first brought to Planning Committee on 4 September 2019. The Committee deferred the application to enable a site visit to take place. Prior to deferring the application some concerns were raised regarding the scale of the development, increase in vehicles which will raise parking issues and the impact of the student accommodation on neighbouring amenity in respect of noise. Councillors also asked for further detail on the proposed tram passes to be issued to residents and evidence that the development of purpose built student accommodation leads to fewer conversions of family homes to Houses in Multiple Occupation (HMOs). The original report for the meeting on 4 September is provided in appendix 1.

1.2 Since the previous Committee meeting, the applicant has made significant amendments to the scheme. The scale of the building has been reduced by removing the fourth storey of the third block (closest to 3 Queens Road East) as well as removing the stair block on this side. This has resulted in a reduction in the number of beds from 36 to 28, with the accommodation being made up of 3 x 6 bedroom apartments and 10 x studio apartments.

1.3 Prior to the previous Committee meeting, eight additional objections were received and reported as late items. Additional concerns raised were as follows:

- The Council should declare how much block grant it will receive from central government.
- Queried whether Sustrans have been consulted in relation to impact on adjacent National Cycle Route.
- Nottingham University has buildings at Jubilee Campus and Sutton Bonnington, neither accessible by tram.
- No substantial difference shown on amended plans.

A further 7 objections have been received, highlighting the following concerns:

- Increase in traffic generation.
- Parking concerns.
- Development is out of keeping with the character of the area.
- Students overpopulating the surrounding area.
- Impact of traffic on cycle route.

- Too many residents for local infrastructure.
- 1.4 The proposed physical amendments to the scheme are not considered to have any further impact on the amenity of any neighbouring properties. The building will not be any closer to the neighbouring properties than when it was previously reported to the Committee and the size of the development will be reduced. Therefore, it is still considered that the proposal will not have an unacceptable impact on the amenity of any neighbouring properties.
- 1.5 The design of the development has been amended to reduce the scale of the proposed building. The third block closest to No. 3 Queens Road East will now be three storeys, stepping down from the first and second block. It is considered that this amendment improves its appearance within the street scene with the 3 storey block creating a closer link to the existing 2 storey dwellings along Queens Road East. Taking into account the reduction in the scale of the building it is considered that as previously reported the design and appearance of the proposed development is acceptable in terms of its impact on the street scene and character of the area.
- 1.6 One parking space has been lost as a result of the amendments, with the total number of parking spaces provided being 9. However, the number of beds provided by the scheme has been reduced by 8 to 28. Parking requirements as set out by the Highways Authority state that for HMOs, on site car parking will be required at a ratio of one space per six to eight beds. The proposed number of parking spaces therefore remains well within the requirements as set out by the Highways Authority and is sufficient to serve the development.
- 1.7 With regards to the objections raised, these have all been addressed in detail within the report attached in the appendix and it is considered that the amendments made to the scheme would not alter this assessment.
- 1.8 The following paragraphs relate to information provided by the applicant to answer queries raised by Councillors at the meeting on 4 September 2019.
- 1.9 In Appendix D to the Design and Access Statement, the applicant has provided responses notably in relation to the provision of tram passes, realistic chances of students using the tram and control of the management company of students in relation to anti-social behaviour.
- 1.10 In respect of the tram passes it is stated by the applicant that each year new students will be eligible for a student tram pass courtesy of the landlord. This will last for the period that they occupy the room. It is highlighted that whilst encouraging use of the tram, this will also be included in the marketing material for the accommodation, therefore attracting students who would be most likely to use the tram. A graph included within this document shows that within the period of 2008 – 2012, 95% of the students who lived in Beeston attended the University of Nottingham. This provides a strong indication that a majority of the students who reside in the proposed development are likely to live within walking distance of the university they attend. This information was provided by the applicant and taken from the Unipol Assessment of Student Residence and Housing Market Conditions in Nottingham.

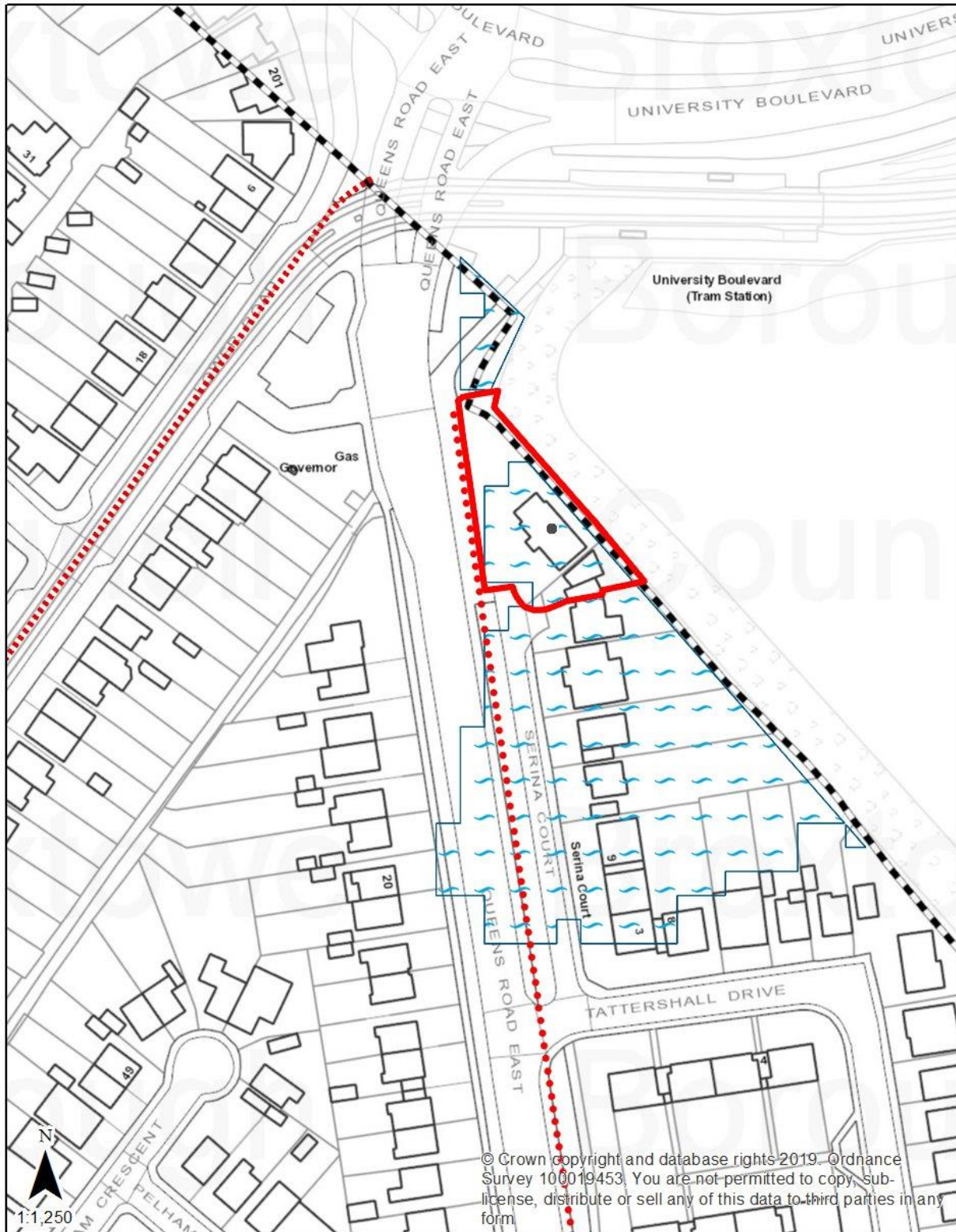
- 1.11 The applicant has also provided part of the tenancy Anti-Social Behaviour Plan clause. In brief, this is a clause that the managing agent must adhere to in respect of their responsibility to investigate complaints of anti-social behaviour and to act on the reported issues.
- 1.12 The applicant has also provided information from the Octopus Real Estate Student Accommodation Impact Report, 2019, which states that students living in purpose built student accommodation are most likely to be ‘very satisfied’ with their physical and mental health when compared to halls of residence, HMO’s and home. According to the applicant, the report also states that students living in purpose built student accommodation are most likely to report top grades.
- 1.13 In Appendix E to the Design and Access Statement the applicant has provided data taken from research on student bed spaces provided by the Nottingham Authority Monitoring report for the years 2010 – 2019, as well as predictions for the years 2019 – 2022. This data is based on Nottingham City figures and aims to provide evidence of the impact of purpose built student accommodation on the conversion of family homes to HMOs.
- 1.14 The applicant states that during the years 2010 to 2014, student numbers levelled and even reduced, whilst the purpose built student accommodation supply continue to rise steadily. According to the applicant, this resulted in a clear decline in requirements to utilise non-student properties for student residences.
- 1.15 Overall it is considered that the amendments to the scheme would not have any further negative impact on amenity, the character of the area, or highway safety than the scheme previously reported to Planning Committee on 4 September 2019. It is therefore recommended that planning permission is granted in accordance with the resolution contained within this report.

<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 drawings numbered DL/446/303 Rev A, DL/446/305 Rev H, DL/446/306 Rev G, DL/446/307 Rev G, DL/446/308 Rev C, DL/446/309 Rev F, DL/446/310 Rev B, DL/446/312 Rev C, DL/446/313 Rev B, DL/446/315 Rev A, DL/446/319, DL/446/316, DL/446/317, 318, DL/446/321; received by





	<p>the Local Planning Authority on 8 July and 16 September 2019.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>No above ground works shall be carried out until the type, style and manufacturer of the materials to be used in the external facing elevations have been submitted to and approved in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure a satisfactory standard of external appearance in accordance with Broxtowe Local Plan (2004) Policy H7 and Broxtowe Aligned Core Strategy Policy (2014) Policy 10.</i></p>
4.	<p>The development hereby permitted shall be carried out in accordance with the submitted Flood Risk Assessment (RPS Consulting Services Ltd., dated May 2019) and in particular the following mitigation measures detailed within:</p> <ul style="list-style-type: none"> • Finished floor levels shall be set no lower than 27.31mAOD; • Flood resilient construction measures shall be incorporated throughout the development to a minimum height of 27.61mAOD. <p>The mitigation measures shall be fully implemented prior to occupation.</p> <p><i>Reason: To reduce the risk of flooding to the proposed development and future occupants.</i></p>
5.	<p>No part of the development hereby permitted shall be brought into use until the access has been widened and the dropped vehicular footway crossing has been amended and is available for use and constructed in accordance with the Highway Authority specification.</p> <p><i>Reason: In the interests of highway safety.</i></p>
6.	<p>No part of the development hereby permitted shall be brought into use until the parking, turning and servicing areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number DL/446/305 Rev H. The parking, turning and servicing 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, turning and loading and unloading of vehicles.</p> <p><i>Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking in the area.</i></p>
7.	<p>No part of the development hereby permitted shall be brought</p>

	<p>into use until the access driveway / parking / turning areas are constructed with provision to prevent the unregulated discharge of surface water from the driveway/parking/turning areas to the public highway. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.</p> <p><i>Reason: To ensure surface water from the site is not deposited on the public highway causing dangers to road users.</i></p>
8.	<p>No part of the development hereby permitted shall be brought into use until the cycle parking has been constructed and is available for use in accordance with drawing number DL/446/305 Rev H.</p> <p><i>Reason: To ensure that adequate cycle parking provision is available.</i></p>
9.	<p>No part of the development hereby permitted shall be brought into use until the area between the adopted highway and the applicants own land is delineated with flush kerb/pin kerb in accordance with drawing number DL/446/305 Rev H.</p> <p><i>Reason: To ensure that highway and applicants land is clearly defined.</i></p>
10.	<p>No part of the development hereby permitted shall be brought into use until the carriageway has been widened at the access entrance to Tattershall Drive in accordance with drawing number F19075/03 Rev B and the footway on Queens Road East/pedestrian access has had the corduroy paving constructed in accordance with drawing number F19075/04 Rev B.</p> <p><i>Reason: In the interests of general highway safety.</i></p>
11.	<p>The development hereby permitted shall be carried out in accordance with the details submitted in Sections 2, 4 and 5 of the Arboricultural Method Statement (document reference 0291/AB); received by the Local Planning Authority on 3 June 2019.</p> <p><i>Reason: To ensure the trees situated adjacent to the site are not adversely affected by the development in accordance with Policy E24 of the Broxtowe Local Plan (2004)</i></p>
12.	<p>The development shall be constructed in accordance with the noise mitigation measures as detailed in sections 7.5 and 7.6 of the Acute Acoustics Ltd noise assessment dated 20th March 2019.</p>

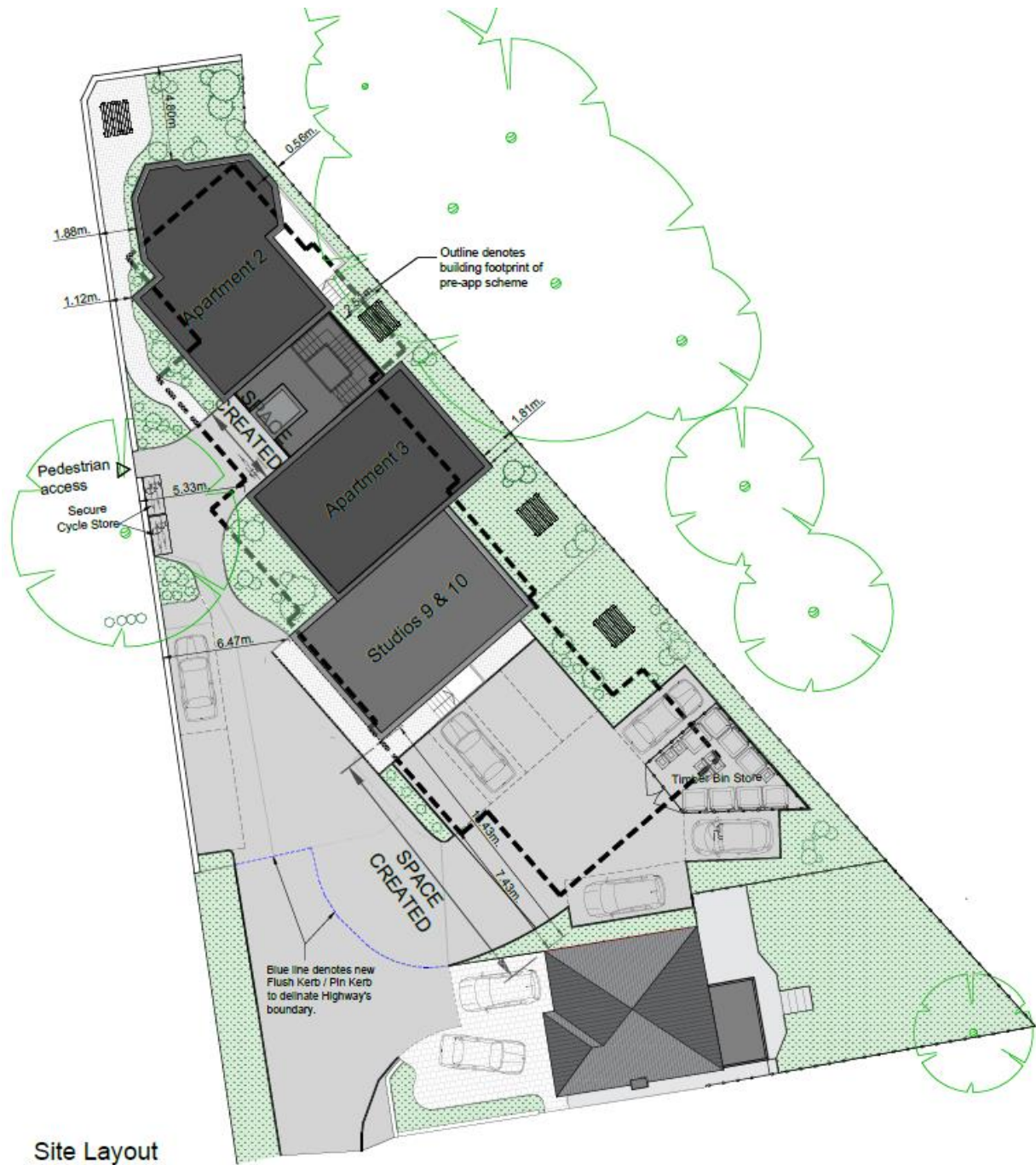
	<p><i>Reason: To protect the occupiers from excessive external noise in accordance with Policy H7 of the Broxtowe Local Plan (2004).</i></p>
	<p>NOTES TO APPLICANT</p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.</p>
<p>2.</p>	<p>Noisy works should be limited to between 08.00 and 18.00 hours Mondays to Fridays, 08.00 and 13.00 hours on Saturdays and no noisy works on Sundays, Bank Holidays and any other public holidays. There should also be no bonfires on site at any time.</p>
<p>3.</p>	<p>It is an offence under S148 and S151 of the Highways Act 1980 to deposit mud on the public highway and as such you should undertake every effort to prevent it occurring</p>
<p>4.</p>	<p>In order to carry out the off-site works required you will be undertaking work in the public highway which is land subject to the provisions of the Highways Act 1980 (as amended) and therefore land over which you have no control. In order to undertake the works, you will need to enter into an agreement under Section 278 of the Act. Please contact Highways Development Control Team within Nottinghamshire County Council for more information.</p> <p>The development makes it necessary to widen/construct/improve the vehicular crossing over the footway of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. Works will be subject to a design check and site inspection for which a fee will apply. The application process can be found at:</p> <p>http://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities</p>



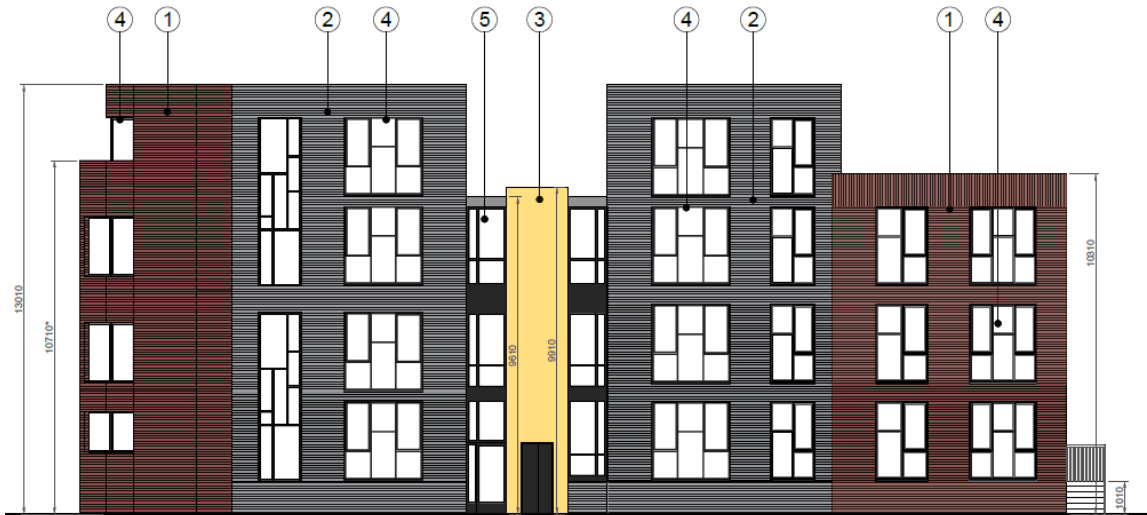
Legend

-  Site
-  Safeguarded Tram Route
-  Millennium Cycle Route
-  Area of 'high' flood risk (Local Plan)

Plans (not to scale)



Site Layout



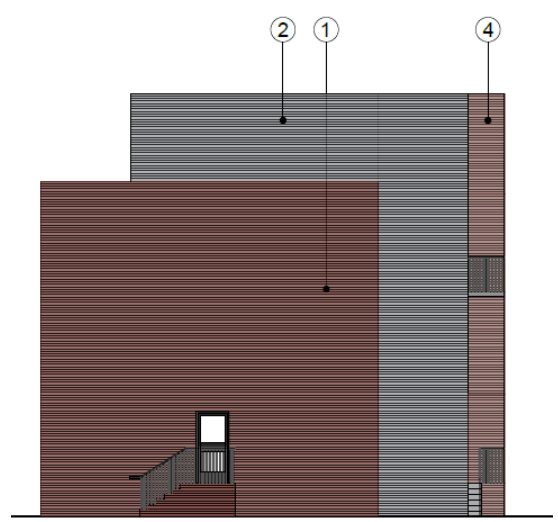
Proposed West Elevation



Proposed East Elevation



Proposed North Elevation



Proposed South Elevation