

## Report of the Chief Executive

<b>APPLICATION NUMBER:</b>	<b>19/00314/FUL</b>
<b>LOCATION:</b>	<b>FORMER BEESTON SCOUT HEADQUARTERS WAVERLEY AVENUE BEESTON NG9 1HZ</b>
<b>PROPOSAL:</b>	<b>CONSTRUCT THREE STOREY APARTMENT BLOCK CONTAINING FOUR 2 BED UNITS AND TWO 1 BED UNITS</b>

1 Executive Summary

- 1.1 This application was first brought before Planning Committee on 24 July 2019 with a recommendation for approval (original report attached as appendix 2). Members deferred making a decision on the application at that time to allow further consideration to be given to reducing the intensity of the occupation of the building, to address the concern regarding room sizes and to address concerns in regard to parking.
- 1.2 A supporting statement has been submitted to address the concerns raised by Planning Committee in July, and additional drawings have been submitted to provide clarity on the internal floor layout and sizes of each of the apartments. No additional changes to the proposal have been submitted.
- 1.3 It remains the recommendation that the proposal be approved, subject to the conditions set out in appendix 1.

## APPENDIX 1

1 Details of the Application

1.1 The planning application has not been amended but the planning agent has submitted a statement outlining the reasons why they consider the proposal to be compliant with adopted policy and has submitted plans to provide clarity on the internal floor layout and sizes of each of the apartments. These show the following sizes for each apartment:

- Apartment 1 (ground floor, two bedrooms) – 72.6 square metres gross internal floorspace
- Apartment 2 (ground floor, two bedrooms) – 62.8 square metres gross internal floorspace
- Apartment 3 (first floor, two bedrooms) – 68.6 square metres gross internal floorspace. This apartment also has access to a small private balcony
- Apartment 4 (first floor, two bedrooms) – 62.8 square metres gross internal floorspace
- Apartment 5 (second (top) floor, one bedroom) – 42.7 square metres gross internal floorspace. This apartment also has access to a private balcony
- Apartment 6 (second (top) floor, one bedroom) – 36.4 square metres gross internal floorspace. Again, this apartment has access to a private balcony.

1.2 The supporting statement makes the following points:

- The scheme was subject to pre-application discussions and re-designed accordingly, including the omission of one parking space.
- Two parking spaces were considered as adequate by both the planning officer and the Highway Authority.
- The Highway Authority did not raise an objection to the proposed development on highway safety grounds.
- Should the concerns regarding the existing problem of on-street parking be warranted, it cannot be seen to be the responsibility of the applicant who wishes to develop a minor sized scheme.
- If the problem exists, the County Council would be responsible for implementing a solution, for example a residents parking permit scheme, and as such, it would be outside the remit of the application and cannot be managed or improved by a proposed scheme.
- Each apartment conforms with the Nationally Described space standards for one and two bedroom apartments, and with the requirements set out in the Broxtowe Borough Councils' adopted House in Multiple Occupancy Property Standards (although the apartments should not be considered as HMO's).
- The internal space for the apartments is of greater floor area than that at the recently considered apartment scheme further along Queens Road.

2 Updated Planning History

2.1 A planning application for a two storey building comprising four apartments was validated on 10 September 2019 (reference 19/00563/FUL) and is currently under consideration.

3 Assessment

3.1 As noted in the original committee report, it is considered that the proposal is policy compliant. The agent states that the provision of two parking spaces is adequate and it is considered that this is acceptable in regard to the assessment of the planning application, as the site is located in a sustainable location close to amenities and to public transport services.

3.2 The amount of internal space has been clarified with the submission of additional large scale plans. It is considered that as the plans demonstrate that a good standard of internal space can be achieved and that the layout meets national standards and those set out in the adopted BBC HMO Property Standards, the application is acceptable in this regard. The occupants would have access to natural light in all habitable rooms, and some apartments would have access to private external space, further enhancing the amenities of the occupiers of the apartments.

4 Conclusion

4.1 It is concluded that the statement as submitted reinforces the consideration that the proposal is compliant with local and national policy and as such the recommendation for approval remains the same.

<b><u>Recommendation</u></b>	
<b>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</b>	
<b>1.</b>	<b>The development hereby permitted shall be commenced before the expiration of three years beginning with the date of this permission.</b>  <b><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></b>
<b>2.</b>	<b>The development hereby permitted shall be carried out in accordance with the Site Location Plan and drawings numbered 2598(08)003 rev A, 2598(08)RPL rev A, 2598(08)FFL rev C, 2598(08)2FL rev C, 2598(08)S01 and 32216_T received by the Local Planning Authority on 17 May 2019 and 2598(08)E01 rev B, 2598(08)E02 rev B, and 2598(08)GFL rev D, received by the Local Planning Authority on 26 June 2019.</b>

	<p><i>Reason: For the avoidance of doubt.</i></p>
<p>3.</p>	<p>No building operations shall be carried out until details of the manufacturer, type and colour of the bricks, tiles and cladding to be used in facing elevations and dormers have been submitted to and approved in writing by the Local Planning Authority, and the development shall be constructed only in accordance with those details.</p> <p><i>Reason: Limited details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>4.</p>	<p>No above ground development shall take place until a landscaping scheme has been submitted to and approved by the Local Planning Authority. This scheme shall include the following details:</p> <ul style="list-style-type: none"> <li>(a) numbers, types, sizes and positions of proposed shrubs</li> <li>(b) proposed hard surfacing treatment</li> <li>(c) planting, seeding/turfing of other soft landscape areas</li> </ul> <p>The approved scheme shall be carried out strictly in accordance with the agreed details.</p> <p><i>Reason: Limited 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 H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>5.</p>	<p>No part of the development shall be occupied until the vehicular access has been widened, made available for use and constructed in accordance with the Highway Authority specification. The access shall thereafter be retained for the lifetime of the development.</p> <p><i>Reason: In the interests of highway safety in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>6.</p>	<p>No part of the development hereby permitted shall be brought into use until the parking and turning areas are surfaced in a bound material with the parking bays clearly delineated in accordance with drawing number 2598(08)GFL rev D. The parking and turning 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 and turning of vehicles.</p> <p><i>Reason: In the interests of highway safety in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>

<p>7.</p>	<p>No part of the development hereby permitted shall be brought into use until the cycle parking layout as indicated on drawing 2598(08)GFL rev D has been provided and that area shall not thereafter be used for any purpose other than the parking of cycles.</p> <p><i>Reason: In the interests of promoting sustainable modes of transport, in accordance with the aims of Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>8.</p>	<p>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.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy H7 of the Broxtowe Local Plan (2004) and Policy 10 of the Aligned Core Strategy (2014).</i></p>
<p>9.</p>	<p>The development shall be carried out in accordance with the submitted flood risk assessment (reference FRA-MA10992-R01) and finished floor levels shall be set no lower than 27.84m above Ordnance Datum (AOD); and flood resilience construction measures shall be incorporated throughout the development as stated within. These mitigation measures shall be fully implemented prior to occupation, and shall be retained and maintained thereafter throughout the lifetime of the development.</p> <p><i>Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with the aims of Policy 1 of the Aligned Core Strategy (2014).</i></p>
<p>10.</p>	<p>The development shall be carried out in accordance with the noise mitigation measures as detailed in section 7.5 and 7.6 of the Acute Acoustics Ltd Noise Assessment dated 17th May 2019.</p> <p><i>Reason: In the interest of the amenities of the future residents and in accordance with the aims of Policy E34 of the Broxtowe Local Plan (2004).</i></p>
	<p><b>NOTES TO APPLICANT</b></p>
<p>1.</p>	<p>The Council has acted positively and proactively in the determination of this application by working to determine it within</p>

	<p>the eight week determination timescale.</p>
2.	<p>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.</p> <p>Further information is also available on the Coal Authority website at:  <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>
3.	<p>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 on telephone 0300 500 80 80 to arrange for these works to be carried out.</p>
4.	<p>No planting shall take place within the limits of the adopted highway.</p>
5.	<p>No windows or doors at ground floor level shall overhang the adopted highway.</p>
6.	<p>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.</p>





**Legend**

-  Site
-  Flood Zone 3
-  Flood Zone 2



**Plans (not to scale)**



Proposed ground floor

Proposed front elevations



Apartment 1, the largest at 72.6 square metres internal space, which is on the ground floor

Apartment 6, on the second floor, which is the smallest at 36.4 square metres internal space, although this has additional usable external space on the balcony (9.75 square metres)