Report of the Chief Executive

APPLICATION NUMBER:	**19/00477/REG3**
LOCATION:	**MUSHROOM FARM COURT, MEDOWBANK WAY, EASTWOOD, NOTTINGHAMSHIRE**
PROPOSAL:	**CONSTRUCT 3 INDUSTRIAL UNITS (CLASS B2)**

The application is brought to the Committee as it is a Broxtowe Borough Council application.

1 Executive Summary

1.1 This application was first brought to Planning Committee on 8 October 2019. The Committee moved to defer the application to enable a site visit to take place. The report considered by the Committee is included as an annex.

1.2 The application is for the construction of 3 new industrial units on the existing industrial park which currently has 7 units. The scheme has been scaled down from the original proposal to construct 4 new units on the site.

1.3 The site is in existing industrial use and is surrounded by other commercial uses. It is not in close proximity to any residential dwellings and therefore does not raise concerns in respect of its impact on amenity. It is considered that the design and appearance of the new units is in keeping with the character of the area and will not be harmful to the street scene.

1.4 The proposal makes sufficient provision for car parking spaces and servicing for the existing and new units and the Highways Authority raises no objection.

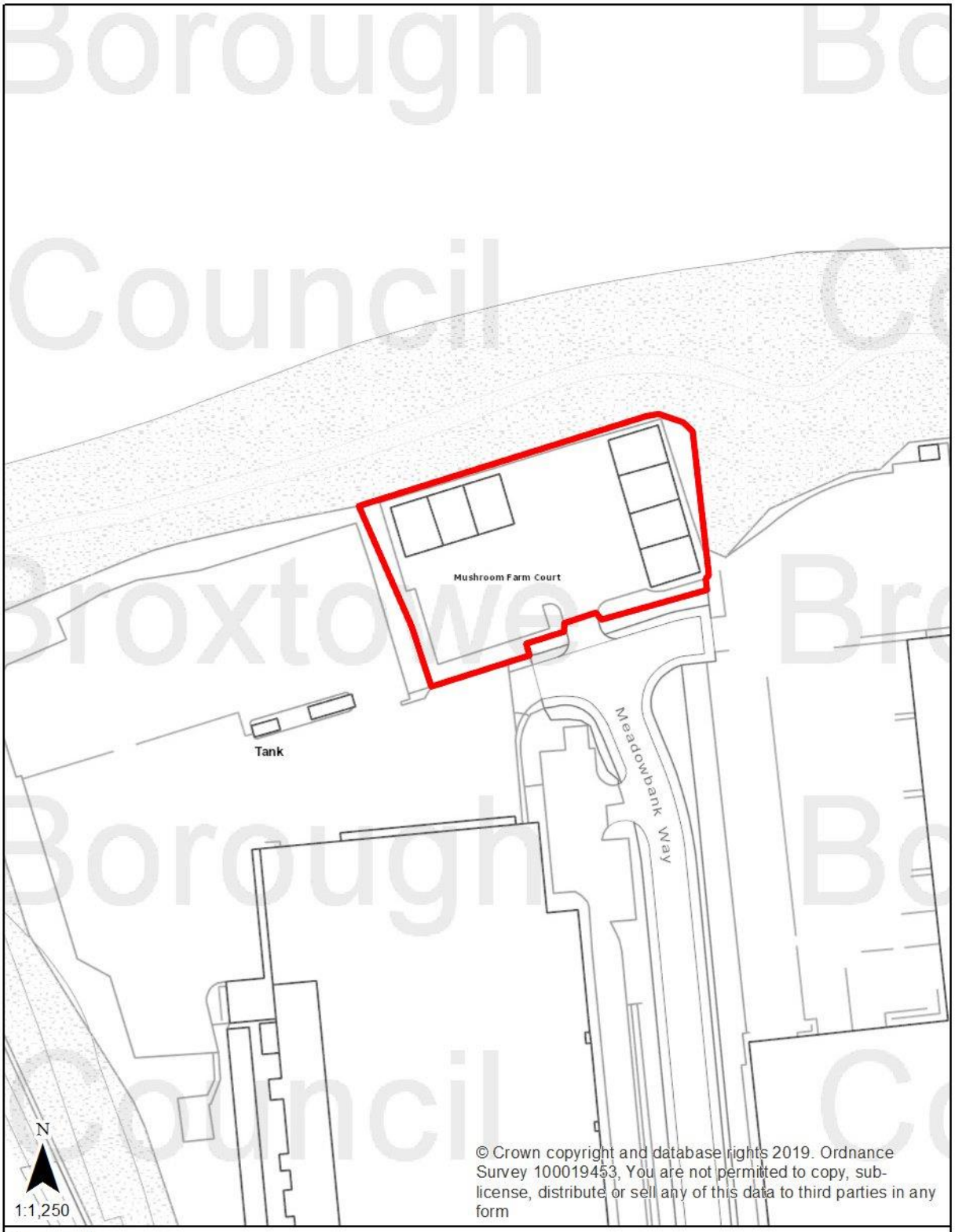
1.5 Since the previous Committee meeting the Part 2 Local Plan has been adopted and the policies now carry full weight. This includes Policy 9 which seeks to retain and expand good quality employment sites. Policies in the 2004 Local Plan have been deleted.

1.6 The proposal makes efficient use of Brownfield land and will provide employment and economic opportunities to the local area. It is therefore recommended that planning permission is granted in accordance with the resolution below.

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.** ***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.***

2.	**The development hereby permitted shall be carried out in accordance with the drawings numbered CW20:008:001 (1:1250), CW20:008:003 REV.A (1:500), CW20.008.004 REV.A (1:100), CW20.008.006 REV.A (1:100), CW20.008.005 REV.A (1:100); received by the Local Planning Authority on 26 July and 5 September 2019.** ***Reason: For the avoidance of doubt.***
3.	**The development hereby approved shall be constructed using materials to match the existing units on the application site.** ***Reason: To ensure a satisfactory standard of appearance is achieved in accordance with Broxtowe Aligned Core Strategy (2014) Policy 10.***
4.	**No part of the development hereby approved shall be commenced until details of appropriate gas prevention measures have been submitted to and approved in writing by the local planning authority. No building to be completed pursuant to this permission shall be occupied or brought into use until:** **i) all appropriate measures have been completed in accordance with details approved in writing by the local planning authority; and** **ii) it has been certified to the satisfaction of the local planning authority that necessary remedial measures have been implemented in full.** ***Reason: In the interest of public health and safety.***
5.	**The 3 additional Industrial units hereby permitted shall not 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 CW20:008:003 REV A. 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.** ***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.***
	NOTES TO APPLICANT
1.	**The Council has acted positively and proactively in the determination of this application by working to determine it within the agreed determination timescale.**

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**



© Crown copyright and database rights 2019. Ordnance Survey 100019453, You are not permitted to copy, sub-license, distribute or sell any of this data to third parties in any form

Legend

Site

Photographs

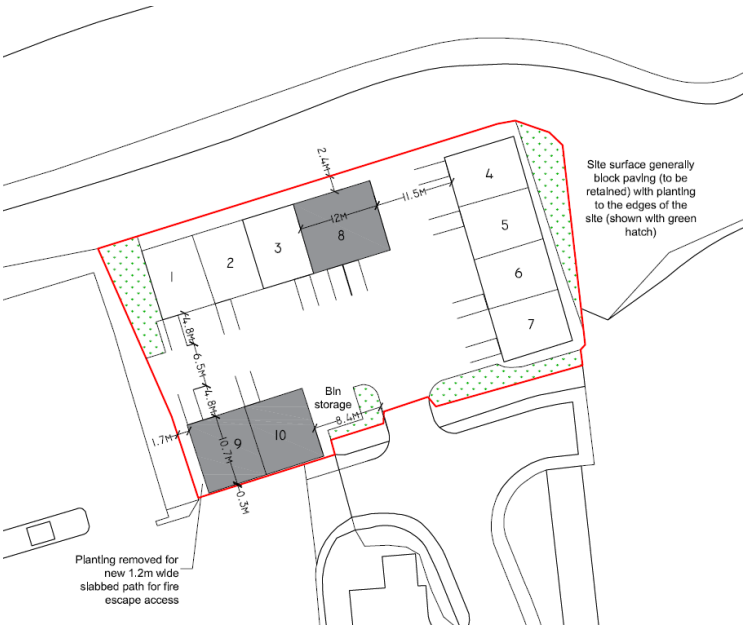
Existing Units 1-3

Proposed position of Unit 8

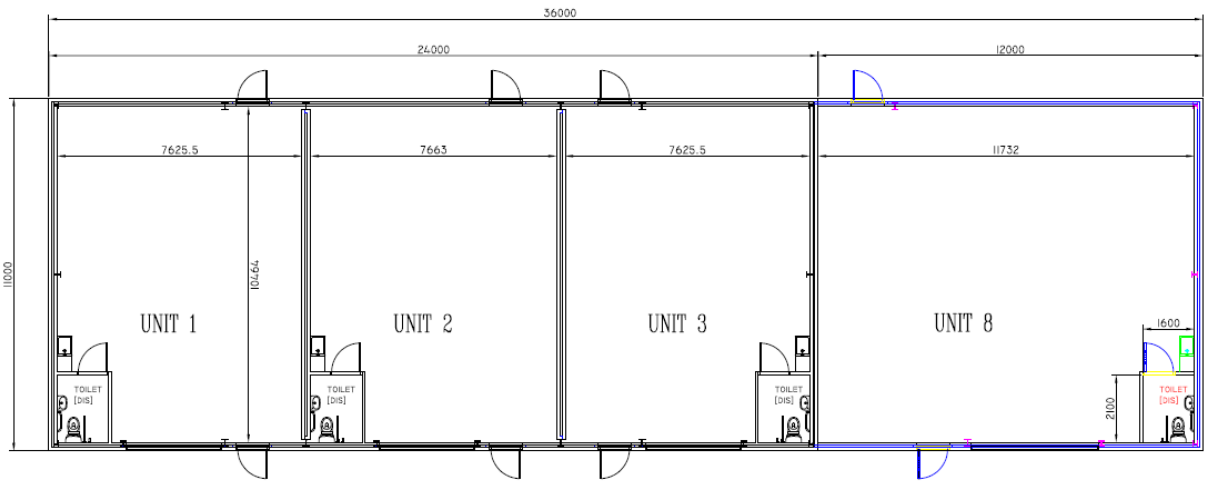
Proposed position of Units 9 and 10

Proposed position of Units 9 and 10

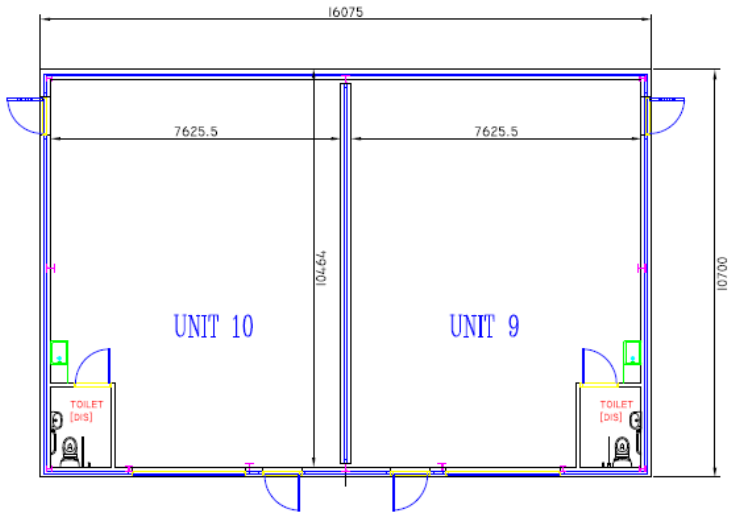
Plans (not to scale)



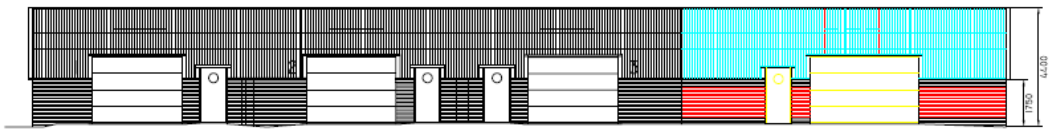
Proposed Block Plan



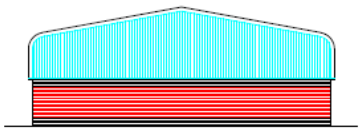
UNIT 1-3&8 PROPOSED GROUND FLOOR PLAN 1:100



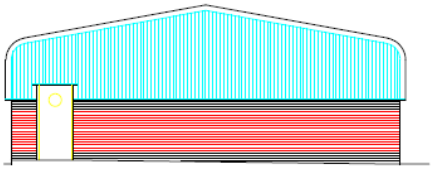
UNIT 9-10 PROPOSED GROUND FLOOR PLAN 1:100



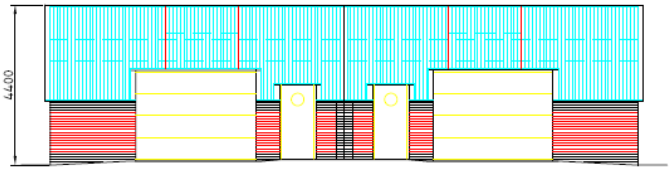
BLOCK 1-3&8 PROPOSED SOUTH ELEVATION 1:100



BLOCK 1-3&8 PROPOSED EAST ELEVATION 1:100



PROPOSED EAST ELEVATION 1:100



PROPOSED NORTH ELEVATION 1:100

Units 9 and 10 proposed front and side elevations