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## NON-MATERIAL AMENDMENT APPRAISAL

**Reference number:** 08/00833/FUL  
**Proposal:** Proposed development by Tesco Stores Limited for a foodstore/unit shops of 9,185 sq.m (gross external) with decked car park for 440 vehicles, with vehicular access from Station Road and Middle Street and associated highway improvements (revised scheme)  
**Site address:** Land Between Station Road, Middle Street, Acacia Walk & Union Street. No.28 High Road, The Former Cow Public House, Middle Street Beeston.  
**Officer:** Mr M Bassett  
**Target date:**

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**Proposed amendment:** The addition of two entrance lobbies, one at ground floor and one at first floor. Initially the drawings did not show the side elevation of the first floor lobby, which will be visible from Acacia Walk. This was requested and added. I did not request the GF elevations, as these will be hidden by the car park.

**DECISION:** Non-material amendment

**Policy context**                      Broxtowe Local Plan 2004  
    • E1 – Good Design

**Reasons for decision:** The entrance lobbies will not have an adverse impact on the amenity of any residents, do not reduce parking and will be designed to be in keeping with the main building. Whilst an extension of floor-space is not normally considered to be 'non material', in the context of the size of this development I consider it an extremely minor addition and acceptable as a non-material amendment.

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**Case Officer (initials):**  
**Checked by (initials) :**

**Date: 11-6-10**  
**Date:**

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