

BROXTOWE BOROUGH COUNCIL

NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990

Application submitted by :

Mrs Laura Gerada
Julian Owen Associates Architects
Julian Owen Associates Architects
276 Queens Road
Beeston
Nottingham
NG9 2BD

BROXTOWE BOROUGH COUNCIL having considered an application by or on behalf of

Applicant : **Mr Stewart Craven, Canalside Heritage Centre Trust**
File Reference : **13/00116/FUL**
Proposal : **Change of use to convert existing cottages into The Canalside Heritage Centre and construct rear and side extension including the use of car park in association with the proposal**
Site Address : **Beeston Weir Cottages Canal Side Beeston Nottinghamshire**

as shown on the plans submitted with the application, which application and plans and any relevant correspondence are hereinafter referred to as "the application", HEREBY in pursuance of their powers under the above mentioned Act

GRANT PERMISSION

for the development in accordance with the application, subject to compliance with the Conditions imposed, and the subsequent approval of all matters referred to in the conditions, for the reasons set out below.

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 drawing(s) numbered: 1639/01A, 1639/12, 1639/10F, 1639/09E, 1639/08D, 1639/07E and 1639/06F received by the Local Planning Authority on 18 February 2013.
3. Notwithstanding the details in the approved drawings, no building operations shall take place until the manufacturer, type and colour of the materials to be used on the extensions to the building, including details of the materials to be used in any repairs or making good of the external surfaces of the existing buildings, 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.
4. No development shall take place until details of all rainwater goods, door and window design and construction 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.

5. No 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:
- (a) trees, hedges and shrubs to be retained and measures for their protection during the course of development
 - (b) numbers, types, sizes and positions of proposed trees and shrubs
 - (c) proposed boundary treatments
 - (d) proposed hard surfacing treatment
 - (e) proposed external lighting details
 - (f) planting, seeding/turfing of other soft landscape areas

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

6. The approved landscaping shall be carried out not later than the first planting season following the substantial completion of the development or first occupation of the building, 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.
7. Finished floor levels are to be set no lower than 28.88m above Ordnance Datum
8. Floodproofing measures as detailed in Section 5 of the Flood Risk Assessment are to be incorporated into the design of the development hereby permitted.
9. The development hereby permitted shall not be commenced until such time as a scheme to provide the proposed development with a flood emergency plan and provide a means of safe access and egress from the site during flood events has been submitted to, and approved in writing by the local planning authority.
10. The use hereby permitted shall cease on or before a date 18 calendar months after it first opens to the public unless provision is made within the application site for 20 new car parking spaces.

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. No such details were submitted and to ensure the development presents a satisfactory standard of external appearance, in accordance with the aims of Policy E1 of the Broxtowe Local Plan (2004) and the National Planning Policy Framework.
- 4. To ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy E1 of the Broxtowe Local Plan (2004).
- 5. To ensure that the details are satisfactory in the interests of the appearance of the area and in accordance with the aims of Policy E1 of the Broxtowe Local Plan (2004).
- 6. To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy E1 of the Broxtowe Local Plan (2004).
- 7. To reduce the risk of flooding to the proposed development and future occupants.
- 8. To reduce the risk of flooding to the proposed development and future occupants.
- 9. To reduce the risk of flooding to the proposed development and future occupants.
- 10. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking difficulties for residents in the area.

Summary of policies and of reasons for decision :

The proposed development generally accords with the aims of Policies E1 and E28 of the Broxtowe Local Plan and advice in Paragraph 131 of the National Planning Policy Framework. However as the development, particularly by the size of the proposed extensions, would not be in accordance with Policy E8 of the Local Plan or Paragraph 87 of the NPPF, the existence of 'very special circumstances' has to be considered. The LPA considers that the restoration of this heritage asset and its re-use as a visitor facility is sufficient to amount to 'very special circumstances' that outweigh the presumption against inappropriate development in this Green Belt location.

Note to Applicant

The applicant is advised that Condition 10 allows a 'trial period' for him/her to monitor and assess parking demands arising from the development hereby permitted. It is open to the applicant to apply for permission to vary, or remove, that Condition before the expiry of that period if evidence indicates the additional parking spaces are not needed.

Authorised Officer

Date: 12 June 2013

Attention is drawn to the notes enclosed