



## ADDITIONAL / TO FOLLOW AGENDA ITEMS

This is a supplement to the original agenda and includes reports that are additional to the original agenda or which were marked 'to follow'.

### NOTTINGHAM CITY COUNCIL PLANNING COMMITTEE

**Date:** Wednesday, 23 December 2015

**Time:** 2.30 pm

**Place:** Ground Floor Committee Room - Loxley House, Station Street, Nottingham, NG2 3NG

**Governance Officer:** Rav Kalsi **Direct Dial:** 0115 8763759

### AGENDA

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## PLANNING COMMITTEE

### UPDATE SHEET

(List of additional information, amendments and changes to items since publication of the agenda)

23 December 2015

#### 4a Broadmarsh Centre, Lister Gate

##### Nottingham Civic Society

The Nottingham Civic Society have objected to the proposed change of wording of the condition relating to the Caves of Nottingham as this no longer refers to the approval of the Council as the Local Planning Authority. Concerned that this suggests the layout depicted in intu's scheme is what they intend to build which would leave the Cave's entrance less visible and more cramped than before. Refer to the benefits of cultural tourism in generating significant income for nearby retailing and therefore making space for the caves' entrance should be a commercial proposition and an objective of Nottingham's Heritage Strategy.

##### Email from intu

Condition 6 (b) and (c). Intu have confirmed their intention to use external grade surface materials on the north/south route and in Lister Gate Square. The requirement for these to "complement the surrounding public realm" is acceptable, however advise that as it is not yet know what the surrounding public realm is to consist of would expect this requirement to be applied with a degree of flexibility. Intu have also made a commitment that the elevational treatment of the units on the north/south route shall represent the appearance of external buildings and have advised that there would be no objection to the removal of the wording "as far as practicable" from the condition.

Condition 7(d). Intu have also provided the following additional information: Confirm their recognition that the caves are an integral part of the heritage of the City and intu Broadmarsh, and that they are very keen to ensure the caves entrance sufficiently promotes this attraction. To reflect this importance have entered into early discussions with the operator of the caves and have advised that they believe they are close to reaching an agreement that will provide a more prominent entrance than the current entrance. They consider, this, as well as the significant change in the character and use of the centre resulting from their proposals, will greatly enhance the caves position as an important visitor attraction within Nottingham.

***In response to the comments from the Nottingham Civic Society it is considered that the proposed reasons for making the change to this condition are set out in the report.***

***Taking into account the further information from intu it is considered there is sufficient assurance to demonstrate that they recognise the potential of the Caves of Nottingham which will ensure that the opportunity presented by the Broadmarsh development proposals will be delivered.***

***With regard to Condition 6(b) and (c) it is now proposed to omit the wording "so far as practical". The revised wording of the condition would therefore be::***

***The following design principles shall be adhered to:***

- (a) Along the north/south route and within Lister Gate Square the surface materials shall complement the surrounding public realm;***
- (b) Along the north/south route the elevational treatment of the units shall represent the appearance of external buildings.***

(Additional background papers: Email dated 15.12.2015 from Nottingham Civic Society, Email dated 21.12.2015 from intu)

#### **4b Mirage Venues, Redfield Way**

Two additional conditions as follows:

Condition 17:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended or any re-enactment thereof, the buildings hereby permitted shall not be used other than for restaurant use falling within Class A3 of the Town and Country Planning (Use Classes) (Amendment) Order 2010, as amended or any re-enactment thereof.

*Reason: To prevent out of town retail operating without full consideration of any impacts on the vitality and viability of the City centre, town and local centres, in accordance with Policy 6 of the Aligned Core Strategy and Policy S5 of the Nottingham Local Plan.*

Condition 18:

Notwithstanding the provisions of any Town and Country Planning General or Special Development Order for the time being in force relating to "permitted development", no unit shall be extended, or mezzanines installed, without the prior express permission of the Local Planning Authority.

*Reason: To prevent out of town retail operating without full consideration of any impacts on the vitality and viability of the City centre, town and local centres, in accordance with Policy 6 of the Aligned Core Strategy and Policy S5 of the Nottingham Local Plan.*

***Additional conditions required to prevent the otherwise permitted development change from A3 (restaurant) to A1 (retail) and to prevent the expansion of any unit without permission, in order to safeguard the vitality and viability of nearby centres, including the City centre.***