

PLANNING COMMITTEE – 21 JUNE 2017

Title of paper:	Broadmarsh Car Park Development Brief	
Director(s)/ Corporate Director(s):	Paul Seddon – Chief Planner	Wards affected: Bridge
Report author(s) and contact details:	Rob Percival, Area Planning Manager 0115 8764065 rob.percival@nottinghamcity.gov.uk	
Other colleagues who have provided input:	Ann Barrett, Team Leader, Legal Services 0115 8764411 ann.barrett@nottinghamcity.gov.uk	
Date of consultation with Portfolio Holder(s) (if relevant)		
Relevant Council Plan Key Theme:		
Strategic Regeneration and Development		<input checked="" type="checkbox"/>
Schools		<input type="checkbox"/>
Planning and Housing		<input type="checkbox"/>
Community Services		<input type="checkbox"/>
Energy, Sustainability and Customer		<input type="checkbox"/>
Jobs, Growth and Transport		<input type="checkbox"/>
Adults, Health and Community Sector		<input type="checkbox"/>
Children, Early Intervention and Early Years		<input type="checkbox"/>
Leisure and Culture		<input type="checkbox"/>
Resources and Neighbourhood Regeneration		<input type="checkbox"/>
Summary of issues (including benefits to citizens/service users):		
<p>Following the Executive Board’s recent approval to demolish the Broadmarsh Car Park and Bus Station, this report seeks comments on a draft Development Brief that will provide guiding design principles for its replacement.</p> <p>The redevelopment of the Broadmarsh Car Park is integral to the plans to transform the southern side of the City Centre, alongside the redevelopment of the Broadmarsh Shopping Centre and surrounding roadspace and public realm improvements.</p> <p>The final approval of the Development Brief is an executive function. Planning Committee is therefore asked to support the adoption of the Development Brief by the Portfolio Holder for Planning, Housing and Heritage.</p>		
Recommendation(s):		
1	That Planning Committee provide any specific comments on the draft Development Brief, in the attached appendix, that it may wish to make	
2	That Planning Committee support the adoption of the draft Development Brief by the Portfolio Holder for Planning, Housing and Heritage	

1 REASONS FOR RECOMMENDATIONS

- 1.1 Planning Committee's comments on, and support for, the draft Development Brief are sought to enable its progression to adoption by the Portfolio Holder for Planning, Housing and Heritage. Once adopted the Development Brief will provide the necessary contextual analysis and guiding principles on which a detailed scheme for the replacement Broadmarsh Car Park and Bus Station can be developed for consideration at the planning application stage.

2 BACKGROUND

- 2.1 Executive Board agreed to the demolition and replacement of the Broadmarsh Car Park and Bus Station at its meeting on 1 June 2017. A draft Development Brief has been produced that sets out the principles which should be used to inform the detailed design of its replacement. The new car park and bus station, together with the redevelopment of the Broadmarsh Shopping Centre and surrounding roadscape and public realm improvements, will transform the southern side of the City Centre and provide a catalyst for wider regeneration. It will also provide the opportunity to significantly enhance this facility which, in addition to the replacement car park and bus station, is to include retail units and possibly some residential units at the upper levels. Achieving the right solution for this key site is critical so the Development Brief will provide the necessary contextual analysis and guiding principles to inform the design of the detailed scheme, and against which it can be measured at the planning application stage.
- 2.2 Replacing the car park/bus station with a like for like facility of a similar size is acceptable in principle, being compliant in land use and planning policy terms. Indeed, permission was granted for the extension and refurbishment of the existing car park as recently as February 2016 (application 15/03034/NFUL3). The purpose of the Development Brief is to provide the necessary clarity on matters of siting, scale, mass, form, access and function.
- 2.3 The Development Brief will be considered for adoption by the Portfolio Holder for Planning, Housing and Heritage who will take into account any comments of this Committee.

3 OTHER OPTIONS CONSIDERED IN MAKING RECOMMENDATIONS

- 3.1 Not preparing a development brief – this would mean that there is no clear steer on what the Council considers to be acceptable design principles for the replacement car park and bus station, and would not provide the necessary reassurance on this matter before detailed design work commences.

4 FINANCE COMMENTS (INCLUDING IMPLICATIONS AND VALUE FOR MONEY/VAT)

- 4.1 The preparation of the Development Brief has been met from resources allocated to the demolition and replacement of the Broadmarsh Car Park and Bus Station.

5 LEGAL AND PROCUREMENT COMMENTS (INCLUDING RISK MANAGEMENT ISSUES, AND LEGAL, CRIME AND DISORDER ACT AND PROCUREMENT IMPLICATIONS)

5.1 LEGAL COMMENTS

5.2 The adoption of the Development Brief is an Executive Function however the Council's constitution allows the Planning Committee to have the opportunity to comment on and inform its content. As the Brief is not following the process for local policy adoption under the Planning and Compulsory Purchase Act 2004 it will not carry as much weight as approved local policy documents, but will still be capable of being a material consideration at both the design and determination stages of any application.

6 STRATEGIC ASSETS & PROPERTY COMMENTS (FOR DECISION RELATING TO ALL PROPERTY ASSETS AND ASSOCIATED INFRASTRUCTURE) (AREA COMMITTEE REPORTS ONLY)

6.1 N/A

7 EQUALITY IMPACT ASSESSMENT

7.1 Has the equality impact of the proposals in this report been assessed?

No

Yes

8 LIST OF BACKGROUND PAPERS OTHER THAN PUBLISHED WORKS OR THOSE DISCLOSING CONFIDENTIAL OR EXEMPT INFORMATION

8.1 None.

9 PUBLISHED DOCUMENTS REFERRED TO IN COMPILING THIS REPORT

9.1 None.