

Nottingham City Council Delegated Decision



Nottingham
City Council

Reference Number:	3873
Author:	Sukjinder Johal
Department:	Development and Growth
Contact:	Sukjinder Johal (Job Title: Planning Projects Officer, Email: sukjinder.johal@nottinghamcity.gov.uk, Phone: 0115 8764055)
Subject:	Informal Planning Guidance - Housing Aid Site, Lower Parliament Street
Total Value:	NIL (Type: Nil)
Decision Being Taken:	Approval of the Informal Planning Guidance for the former Housing Aid site (Appendix 1)
Reasons for the Decision(s)	<p>The informal planning guidance is consistent with the adopted Local Plan Part 2 (The Land and Planning Policies Document). Its purpose is to help inform and guide future redevelopment of the former Housing Aid site.</p> <p>A high quality residential led development scheme consisting of a mix of apartments and student accommodation is considered the most appropriate form of development for this site to support the regeneration aspirations of Sneinton Market area. Proposals should also include small retail, office, leisure and cafe/restaurant uses which are capable of activating the ground floor frontages. Environmental improvements to Lower Parliament Street, Brook Street and Boston Street are also proposed.</p> <p>The guidance will assist in pre-application discussions and help inform Planning Officers and Planning Committee in determining any future planning applications.</p> <p>The guidance will support the sales marketing of this site which is owned by the City Council.</p>
Briefing notes documents:	Housing Aid Site - Final IPG - Appendix 1.pdf, Table of consultation responses - Housing Aid Site - Appendix 2.doc

Other Options Considered:

Option 1: Not providing informal planning guidance.
 Rejected - as this could prolong the time the site remains undeveloped and also potentially decrease the site value.

Option 2: Relying solely on the adopted Local Plan Part 2 (Land and Planning Policies Document).
 Rejected - as this would not provide sufficient detail to help developer confidence and support the sales marketing of the site.

Option 3: To adopt as a formal Supplementary Planning Document (SPD).
 This has now been considered and rejected - As the site is within NCC ownership, planning objectives can be achieved through the sale of the land, and the extra time and effort in putting in place an SPD would unduly delay the sale of site. SPDs have to be reported to Exec Board for approval to consult and for adoption, which lengthens the timescales.

Background Papers:

None

Published Works:

None

Affected Wards:

St Ann's

Colleague / Councillor Interests:

None

Consultations:

Date: 11/11/2019

Ward Councillors: Gul Khan, David Liversidge, David Mellen, Sue Johnson, Sam Webster, Neghat Khan, Linda Woodings, Chantal Lee, Angharad Roberts

Ward Councillors for Castle, Dales and St Ann's were consulted and copies of the draft Informal Planning Guidance for the Housing Aid site emailed to them on the 11th November 2019. Revisions to the draft guidance were made in response to comments that were received and revised copies of the guidance emailed to Councillors on the 18th December 2019.

Date: 11/11/2019

Other: Cllr David Mellen - Portfolio Holder Regeneration, Safety and Communication, Statutory Consultees, neighbouring residents and businesses and other interested parties

Initial public consultation was carried out between 11th November and 2nd December 2019 with letters sent out to 76 neighbouring addresses of residents and businesses informing them of the draft guidance document, where to view copies of the document and also how to make comments. Emails were also sent out to statutory consultees and other interested parties.

Two drop in session to ask questions, make comments and discuss the draft guidance with officers from the City Council were arranged on Tuesday 26th and Thursday 28th November 2019.

Revisions to the draft guidance were made in response to comments that were received and further public consultation was carried out between 18th December 2019 and 10th January 2020 on the revised draft guidance document.

A summary of all consultation responses are provided in the attached Appendix 2.

Those not consulted are not directly affected by the decision.

Crime and Disorder Implications:

The Informal Planning Guidance promotes the creation of better connected and safer neighbourhoods by improving the quality of the built environment through better design.

Equality:

EIA not required. Reasons: This does not propose any policy or major changes to existing provision.

Relates to Council Property Assets:

Yes

Decision Type:

Portfolio Holder

Subject to Call In:

Yes

Call In Expiry date:

29/05/2020

Advice Sought:

Legal, Finance, Property

Legal Advice:

The reasons for adopting informal guidance as opposed to a formal Supplementary Planning Document (SPD) for this site has been addressed in the "Options" section. Whilst the informal guidance may become a material planning consideration and hence carry some weight when assessing any subsequent planning applications it will of its informal nature carry less weight than a formally adopted SPD. It is however within the Portfolio Holder's power to approve and adopt this informal guidance which appears to apply relevant planning considerations and policies to the site. Advice provided by Ann Barrett (Team Leader) on 04/03/2020.

Finance Advice:

There are no direct financial implications arising from the decision to approve informal planning guidance in relation to the former Housing Aid site.

Advice provided by Roma Patel (Commercial Business Partner) on 17/02/2020.

Property Advice:

The informal planning guidance for this, now partially vacant site owned by the Council is welcomed by Property. As indicated in the body of this report, the guidance will support the marketing of the site providing potential buyers with confidence as to the nature of development likely to be acceptable in Planning terms. Advice provided by Rodney Alan Martin (Development Manager) on 18/02/2020.

Signatures

Linda Woodings as Portfolio Holder (PH Housing, Planning and Heritage)

SIGNED and Dated: 21/05/2020

Chris Henning (Corporate Director for Development and Growth)

SIGNED and Dated: 15/05/2020