

Nottingham City Council Delegated Decision



Nottingham
City Council

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| Reference Number: | 2868 |
| Author: | Rachel Mottram |
| Department: | Development and Growth |
| Contact: | Paul Seddon (Job Title: Chief Planner, Email: paul.seddon@nottinghamcity.gov.uk, Phone: 62797) |
| Subject: | Adoption of the Development Brief for the Broadmarsh Car Park and Bus Station |
| Total Value: | Nil (Type: Nil) |
| Decision Being Taken: | To adopt the draft Development Brief for the Broadmarsh Car Park and Bus Station. |
| Reasons for the Decision(s) | <p>Executive Board agreed to the demolition and replacement of the Broadmarsh Car Park and Bus Station on 1st June 2017. A draft development brief has been produced (attached) that sets out the principles which should be used to inform the detailed design of its replacement and this report seeks endorsement of these by the Executive. The development brief was considered by Planning Committee on 21st June 2017 and they support adoption of the document. The images contained within the development brief should not be taken as the final appearance and design of the car park and bus station as they are entirely illustrative of the scale/mass and height, and the architectural design and appearance work will now commence.</p> |
| Briefing notes documents: | Planning Committee report - 21st June.pdf, 2017 06 22 Development Brief FINAL LR.pdf |
| Other Options Considered: | <p>Not to adopt a development brief - this was discounted as there would be 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.</p> <p>To adopt a different development brief - the approach contained in the Brief under consideration, best meet the Councils aspirations for the scheme.</p> |
| Background Papers: | |

Published Works:

**Broadmarsh Car Park and Bus Station Development Brief - Planning Committee - 21st June 2017
Executive Board 1 June 2017 item 13 - Broadmarsh Shopping Centre and Car Park and associated matters**

Affected Wards:

Citywide

**Colleague / Councillor
Interests:**

Consultations:

Date: 21/06/2017

Other City Council Bodies:Planning Committee

Comments to Planning Committee included the points below, and these will be further considered during design development:
1. The pedestrian entrance on Carrington Street needs to be visually stronger.
2. Particular care needs to be taken on the analysis of views of the castle from the south.
3. The design of the link bridge from the car park to the shopping centre needs to be good.
4. The City archaeologist needs to be involved.
5. Air quality to be carefully considered during construction through to final product.
6. The east elevation and its appearance along with the design of the ramp into the car park needs further work.
7. The Bus station must be fit for purpose.

Date: 20/06/2017

Other:Councillor Jon Collins, Portfolio Holder for Strategic Infrastructure and Communications

Portfolio Holder endorsed the contents of the development brief.

Those not consulted are not directly affected by the decision.

**Crime and Disorder
Implications:**

None.

Equality:

EIA not required. Reasons: Not required at this stage, however the wider accessibility by the public to such an important facility will be the subject of detailed consideration, during the design phases.

Decision Type:

Portfolio Holder

Subject to Call In:

No

The call-in procedure does not apply to the proposed decision because the delay likely to be caused by the call in process would seriously prejudice the Council's or the public's interests. The Chair of the Overview and Scrutiny Committee (or Vice-Chair) in his/her absence has been consulted and agreed both that the decision proposed is reasonable in all circumstances and that it should be treated as a matter of urgency.

Person Consulted: Councillor Brian Parbutt

Consultation Date: 23/06/2017

The decision is unable to be open to the call in process as any delay in implementing the decision could jeopardise the demolition programme and then potentially impact on the new build programme.

Advice Sought:

Legal, Finance, Property

Legal Advice:

The adoption of the Development Brief is an Executive Function however the Council's Constitution has allowed the Planning Committee to have the opportunity to comment on the Brief. As the Brief has not followed the process for adoption of Supplementary Planning Documents prescribed by the Planning and Compulsory Purchase Act 2004 it will not carry as much weight as approved Local Development Documents but will still be capable of being a material consideration at both the design and determination stages of any subsequent planning application. Advice provided by Ann Barrett (Team Leader) on 22/06/2017.

Finance Advice:

In order to allow the redevelopment of the Broadmarsh Bus Station and Car Park the Development Brief attached to the decision needs to be approved. This approval does not commit the Council to additional expenditure and further approval for the development will be sought at the appropriate time. Advice provided by Susan Tytherleigh (Senior Finance Manager) on 20/06/2017.

Property Advice:

Nottingham City Council owns the freehold interest in the Broadmarsh Shopping Centre, Car Park and Bus Station subject to a 150 year lease, commencing in 1970, to intu Properties plc. The Car Park and Bus Station are sub-let back to the Council for a term of 150 years less 10 days.

The adoption of the Development Brief will enable the Council to move forward its plans to redevelop the Bus Station and Car Park as part of the wider regeneration of the Broadmarsh area. Advice provided by Richard Cox (Strategic Property Projects Manager) on 20/06/2017.

Signatures

Jane Urquhart (PH for Planning, Housing and Heritage)

SIGNED and Dated: 26/06/2017

David Bishop (Deputy CE, CD for Development and Growth)

SIGNED and Dated: 23/06/2017