

meeting **PLANNING COMMITTEE**date **20 JANUARY 2004**from: **Director of Environment**

agenda item number

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**BROXTOWE BOROUGH COUNCIL 5/03/01072/CCR
ERECT ARCHWAY FEATURE, CONSTRUCT RETAINING WALLS AND
STEPS AND MODIFICATION TO CAR PARK
LAND AT SAFEWAY STORES PLC, DERBY ROAD, EASTWOOD, NOTTS
APPLICANT: NOTTS COUNTY COUNCIL ENVIRONMENT DEPARTMENT**

Purpose of Report

1. To consider a planning application to erect an archway feature, construct retaining walls and steps and modifications to the car park on land at the Safeway store, Derby Road, Eastwood. The recommendation is to grant planning permission subject to conditions.

The Site and Surroundings

2. The Safeway store in Eastwood lies in the north-western corner of the town accessed off Kelham Way. The store is built to the rear of properties occupying the northern side of Derby Road. It occupies the western portion of the site whilst the eastern and southern portion contains a substantial car park.
 3. At the far eastern end of the car park is a ramped walkway providing access to Kelham Way which lies on higher ground. At the top of this walkway is a bus stop and pelican crossing providing access to the centre of Eastwood which is designated as a Conservation Area (see Plan).
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Proposed Development

4. The application seeks planning permission to modify the existing access arrangements between the car park and Eastwood town centre by demolishing part of the retaining wall to the existing ramp and providing steps.
 5. A new 4m high steel archway feature is proposed which would be finished in juniper green with the lettering 'Eastwood Town Centre' in stainless steel on the arch (see attached photographs). The steps would be flanked by new retaining walls in matching brickwork forming new areas for tree and ornamental shrub planting. New surface treatment would provide a safe pedestrian route from the bottom of the steps to designated walkways within the car park. The steps, revised retaining walls and pedestrian link would impinge within a small area of the existing car park circulation space. Handrails to the steps would match existing handrails. The ramped access would otherwise remain.
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Planning Policies

6. Policy 1/6 of the Nottinghamshire Structure Plan Review states that City and Town Centres will be sustained and enhanced through various measures including improved accessibility and improved and safer access. Policy 3/16 confirms that areas of poor environmental quality will be improved, particularly in town centres. Policy 5/5 provides for measures to increase safety, convenience and enjoyment of pedestrians.
7. Policy 6/6 states that provision will be made to improve existing shopping centres through, inter alia, enhancement to the safety and attractiveness of the environment, particularly for pedestrians.
8. Policy K4 of the Broxtowe Local Plan Revised Deposit Draft supports the enhancement of Eastwood Town Centre through, among other things, enhancements to accessibility, in particular by public transport, bicycle and on foot. Policy E1 sets out criteria for good design including high standard of architectural design in terms of scale, mass and materials and safe and convenient access for vehicles, cyclists and pedestrians. Chapter 6 of the Plan refers to Transport and makes reference to improvements to the pedestrian environment.

Consultations

9. **Broxtowe Borough Council** raise no objection.
10. **Eastwood Town Council** raise no objection.

Publicity

11. The application has been publicised by means of two site notices. No representations have been received.

Highway Observations

12. No objections.

Observations

13. This relatively small scale proposal needs to be considered by this Committee because it is development by the Environment Department and, as such, cannot be dealt with by Officers under delegated powers.
14. The existing retaining wall to the ramp comprises a large expanse of brickwork with railings which is considered visually unappealing and acts as a barrier to the free flow of pedestrians between the supermarket and the town centre. This scheme is one of several planned within the town centre to generally enhance its attractiveness and improve accessibility.
15. The scheme would remove part of that existing retaining wall and the proposed steps would provide pedestrians with a more direct access to the bus stop and the town centre. The scheme therefore accords with planning

policy for the enhancement of access by foot. The walls would be constructed in matching bricks and mortar. The proposed areas of planting would further soften the visual appearance of the ramped access which would otherwise remain available for use.

16. The sturdy design of the steel archway feature provides a good reference point to the town's industrial heritage and the lettering would serve to encourage and direct pedestrians into the centre. Within the adjacent Conservation Area the use of green in respect of shop fascias, doors, signage, downpipes etc is prevalent and a similar finish to the archway is therefore considered a suitable approach.
17. The necessary modifications within the car park would provide safe routing for pedestrians using the steps and retain adequate circulation space for vehicular traffic.

Human Rights Act Implications

18. The relevant issues arising out of consideration of the Human Rights Act have been assessed in accordance with the Council's adopted protocol. No rights under the Act are considered to be affected by the proposals.

Statutory and Policy Implications

19. This report has been compiled after consideration of implications in respect of finance, equal opportunities, personnel, Crime and Disorder and users. Where such implications are material, they have been brought out in the text of the report.

Statement of Reasons for Approval

20. The proposals accord with planning policy for enhancing the attractiveness of the area and improving accessibility and convenience for pedestrians.

RECOMMENDATION

21. It is RECOMMENDED that planning permission be granted for the purposes of Regulation 3 of the Town and Country Planning General Regulations 1992, subject to the conditions set out in Appendix 1.

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Members need to consider the issues set out in the report and resolve accordingly.

PETER WEBSTER
Director of Environment

Head of Legal Services' Comments

Planning Committee has power to decide the Recommendation. [SHB.07.01.04]

Director of Resources' Financial Comments

There are no financial implications arising from this report. Any expenditure will need to be found from existing budgets. [DJK 31.12.03]

Background Papers Available for Inspection

Letter from Broxtowe Borough Council dated 8.1.03

Electoral Division(s) Affected

Eastwood and Brinsley

EPD.JS/ME/EP4478
30 December 2003

Please note. Copies of plan(s) and photographs referred to in this report may be obtained from: John Sheffield, Environment, Trent Bridge House, Fox Road, West Bridgford, Nottingham NG2 6BJ, tel 0115 977 4499, email john.sheffield@nottsc.gov.uk or from Peter Barker at the same address, tel 0115 977 4416, email peter.barker@nottsc.gov.uk.

SUGGESTED PLANNING CONDITIONS

1. The development hereby permitted shall commence within 5 years of the date of this permission.
2. Unless otherwise agreed in writing by the County Planning Authority (CPA) the development hereby permitted shall be carried out in accordance with the details shown on Drawing Nos. LT/07877/104 and LT/007877/106 received by the CPA on 12 November 2003.

Reasons

1. To comply with Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity and to accord with Policies 5/5 and 6/6 of the Nottinghamshire Structure Plan Review and Policies K4 and E1 of the Broxtowe Local Plan Revised Deposit Draft.