# Plans to convert Long Eaton pub into bedsits advance despite flooding concerns



Plans to convert a vacant pub in Long Eaton, Derbyshire, into a series of 13 bedsits are advancing towards potential approval, despite significant flooding concerns raised by the Environment Agency. The proposal, submitted by Libertas Homes, seeks to transform the former New Inn pub located on Tamworth Road into a house in multiple occupation (HMO) accommodating up to 13 residents. A meeting by Erewash Borough Council will take place next week to determine the final decision.

Council officers have put forward a recommendation for approval, noting that the residential space would meet the nationally described space standards and provide an acceptable level of amenity for future occupants. However, flood risk remains a principal concern, as the property resides within high-risk flood zones two and three. The Environment Agency has voiced objections citing that the submitted flood risk assessment does not meet their requirements, principally due to the fact that the ground floor levels have not been raised during the conversion.

To mitigate flood risks, it is proposed that future residents would be responsible for the installation and maintenance of demountable flood barriers at the ground floor entrance doors. The council acknowledges this approach, stating, “Despite the objections from the Environment Agency, it is considered that the proposal is acceptable in terms of flood risk.” Council documentation indicates that no letters of objection or support were submitted, although Councillor Curtis Howard has prompted a review by the committee, advocating for the preference of self-contained flats over bedsits.

Additionally, the plans have been met with opposition from the council’s environmental health officers, citing non-compliance with space standards, restricting occupancy to 13 persons. The application also includes provision for four parking spaces, with nearby public car parking options available on Beaconsfield Street. The report emphasises that the conversion is appropriate in relation to the building and surrounding area, particularly as the pub has been vacant for an extended period and is reportedly deteriorating quickly. The council pointed out that in October 2023, Long Eaton suffered significant flooding, with 102 homes affected due to Storm Babet.

In a separate incident in Conwy County, Wales, a significant structure built in the garden of an Airbnb property has spurred discontent among neighbours, who have likened it to a "prison-camp watchtower." Located on Tan y Bryn Road in Rhos on Sea, the tower was constructed without the necessary planning permissions and is subject to a recent retrospective application after an earlier submission was denied by Conwy Council’s planning department in June 2024.

Local resident Nick Whitmore, residing adjacent to the property, expressed his frustrations regarding the negative impact the holiday let has on his family, particularly due to noise and privacy issues. He stated that the structure overlooks his garden and has disrupted their once idyllic living situation since the holiday let changed ownership in December 2023. Mr Whitmore articulated his concerns, noting, “The structure dominates our house and garden, as well as our neighbours’. It looks into my daughter’s bedroom.”

The council acknowledged the receipt of objections from residents, including concerns from Whitmore and neighbours Stephen and Hazel Walburn, who described the tower as “alien and incongruous,” stating it fails to blend in with the surrounding environment. A spokesperson for the council relayed that planning permission had previously been granted for a smaller garden structure in 2016, but enforcement action is contingent upon sound planning reasons.

Colwyn Bay Town Council has also voiced strong objections to the latest retrospective application. The council believes the tower significantly encroaches upon residents’ privacy, with several properties directly overlooked. The company responsible for the construction has engaged local planning agents in an effort to address the initial refusal, with the latest application now under consideration. If this new proposal is refused, the council has indicated that it may pursue an enforcement notice.

Source: [Noah Wire Services](https://www.noahwire.com)

## References

* <https://connecteastmidlandslocalnews.co.uk/2024/11/13/new-plan-unveiled-town-for-vacant-long-eaton-pub/> - This article supports the claim about plans to convert a vacant pub in Long Eaton into bedsits, highlighting the proposal's progress and concerns raised by the Environment Agency.
* <https://www.bondwolfe.com/derbyshire-pub-with-planning-permission-to-create-nine-apartments-up-for-auction/> - Although not directly related to the Long Eaton pub, this URL provides context on pub conversions in Derbyshire, showing how former pubs are being repurposed.
* <https://www.gov.uk/government/organisations/environment-agency> - This URL provides information about the Environment Agency, which is mentioned as raising concerns about flood risks in the Long Eaton pub conversion.
* <https://www.conwy.gov.uk/en/Resident/Planning/Planning-Applications/View-Planning-Applications.aspx> - This link to Conwy Council's planning applications page supports the claim about the retrospective application for the structure in Rhos on Sea, although specific details may not be publicly available.
* <https://www.planningportal.co.uk/> - This website provides general information on planning permissions and applications in the UK, relevant to both the Long Eaton and Rhos on Sea cases.
* <https://www.erewash.gov.uk/planning-and-building-control/planning-applications/> - This URL supports the claim about Erewash Borough Council's role in determining the Long Eaton pub conversion proposal, as it provides access to planning applications and decisions.