



Tuesday, 15 June 2021

Planning Committee
Wednesday, 23 June 2021

6.2 LATE ITEMS

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SUMMARY of LATE ITEMS

5.1 21/00092/FUL 129 – 131 High Road, Beeston

Two letters of support were received and 25 letters objecting (15, 16, 17, 18, 21, 22 and 23 June 2021) on the grounds of:

- Owners are looking to squeeze in as many occupiers into a limited space.
- The High Road frontage will have an anonymous and sterile brick facing.
- We should have more shops on the High Road, the range of shops is what attracts visitors to Beeston – filling the High Road with student flats is helping to reduce the commercial attractiveness of the town.
- Families are moving out of the town and there is a growth of take-aways, cheap shops, etc all catering for the student pound.
- Whilst applaud the feeling of lowering of the building as a result of design to the top floor, object to the colour of the bricks and mass of this, which is incongruous to the area, being red brick.
- The building line looks as though it is in front of the neighbouring properties, but the applicant says that the building line is not in front.
- Vehicles may not be able to turn into the courtyard due to parked cars.
- Concerns that the refuse lorries would not be able to service the property without obstructing the public highway, as cannot access the courtyard direct.
- Students in the area do not use cycles they use numerous taxis which will cause traffic congestion.
- The bedrooms do not look large enough to accommodate all the occupants belongings such as sport equipment; suitcases etc.
- Concerns in regard to anti-social behaviour for example huge parties, noise and disruptive behaviour, there will be no-one on site to monitor behaviour (warden, security staff).
- The university campus has huge swathes of land which should be used instead to build student accommodation on – there are enough students in private accommodation this end of Beeston.
- The description of 9 apartments is highly misleading as there are 50+ beds planned and this should be reflected in the description.
- Too close to residential areas, noise level must be controlled.
- Looks like there is insufficient kitchen space.
- Proposed ratio of occupiers to shared amenities will not allow for social distancing measures leading to transmission of viruses which are spread by indoor social contact.
- High Road has a bus stop blocking the view from intersection.
- Too large and dominant.
- Not aesthetically pleasing.
- Roof line out of keeping with others.
- Will not enhance area.
- High density HMO.
- Undermining sense of community.
- Significant number of HMO's in area already.

- Seasonal occupants meaning it could attract burglaries, crime and anti-social behaviour.
- Marlborough Road already suffers from congested driving/parking.
- Ugly design that isn't in keeping.
- Reduction in house prices.
- Out of keeping with area.
- Insufficient parking.
- Amended plans do not address issues in relation to excessive height and removal of overhang does not alleviate this problem.
- Demolition shouldn't occur until nesting season has ended.
- Increase in noise and traffic.

5.2 20/00423/FUL Watnall Disposal Point, Watnall

No late items received.

5.3 21/00119/FUL 18 Bramcote Drive, Beeston

No late items received

5.4 21/00160/FUL 46 Broadgate, Beeston

No late items received.

5.5 21/00098/FUL Broad Oak Farm, Main Street, Strelley

One letter was received (16 June 2021) supporting the proposed development.

Letter received from applicant (21 June 2021) advising the following:

- The proposal is to construct a side and rear extension after removing the existing conservatory and renew the boundaries.
- The proposal to build a new porch was omitted in line with the Council's Conservation Advisor's comments.
- Although it has been stated that the proposed development would impact negatively on the openness of the Green Belt, no objections have been raised in regard to the design of the extension.
- The application also seeks to construct a front boundary wall with gates, retaining the front grass verge and planting a new hedge behind the wall.
- The material to be used is Bulwell stone.
- The purpose of the boundary wall is to improve privacy and mitigate the noise from the Broad Oak Public House.
- Our intention is to retain the appearance of the front elevation as much as possible and use materials that are in keeping with the style of the existing house and in keeping with the character of the Conservation Area.