

SUMMARY of LATE ITEMS

5.1 25/00663/FUL 12-14 Moore Gate Beeston

Two additional objections have been received on 5th February stating the following:

- More student accommodation – query as to whether more is required
- Beeston is drowning under student accommodation. This town needs accommodation for locals, not buildings that are occupied for a short period of time by people who don't spend their money here - they go to Nottingham.
- Windows and doors open onto private land
- Impact on light onto neighbouring buildings

Email received from Beeston Civic Society. Their comments can be summarised as follows:

- Scale and overdevelopment of the site due to the additional two storey and this represents an excessive increase in height and massing that would appear dominant within this part of Moore Gate;
- Harm to neighbouring amenity – The Star Inn – increased height is likely to cause significant additional shading to the Star Inn garden area, particularly in the summer months;
- Design and Heritage Impact – The design does not positively respond to its sensitive context adjacent to The Star Inn Public House and nearby Grade II Listed Building. The additional height and generic design would detract from, rather than enhance, this setting;
- Lack of justification for further student accommodation and no robust evidence of unmet need for further Sui Generis student cluster accommodation in the location
- Request that planning permission be refused

The points raised have been addressed in the Planning Committee report.

Officer note - The accommodation is not proposed to specifically be student accommodation.

5.2 25/00914/FUL 22 Barlow Drive North Awsworth

Email received 09.02.26 from Nottinghamshire County Council - Children and Families

NCC raised concerns about the following aspects:

- Newly established children's residential care provider
- Age range limitation (5 to 12 years) may create continuity of care challenges

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- Concerns in respect of proposed internal layout as carers bedroom on ground floor
- Applicant has verbally outlined measures intended to mitigate parking or transport impacts. However Nottinghamshire County Council Children and Families team are unable to rely on verbal assurances only.
- Based on the information provided within the application, NCC does not express a position either in support of or in opposition to the proposal and request more information.
- Any service operating from the property would be required to meet Ofsted's regulatory standards before being permitted to open and would need to consistently meet regulatory high standards to remain open.

5.3 25/00858/FUL 24 Watnall Road Nuthall

Email received from Nuthall Parish Council 06.02.06 objecting to the proposed access onto Watnall Road and the safety of this.