



*Castle House  
Great North Road  
Newark  
NG24 1BY*

*Tel: 01636 650000*  
[www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk)

**Tuesday, 15 March 2022**

Dear Member,

Please find attached the additional Schedule of Communication for the 15 March 2022, Planning Committee.

Yours Sincerely

Catharine Saxton  
Democratic Services Officer

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5  21/02533/FUL  Hill House, Epperstone	Local Resident (1)	15.03.22	Email from the Applicant to Members of Planning Committee reiterating their objections which were reported as a late item to members in February. <ul style="list-style-type: none"> <li>• There are no very special circumstances to outweigh the harm to the Green Belt.</li> <li>• The conclusions of the LVIA are inaccurate and so is the Committee Report assessment of the visual impact of the proposal.</li> <li>• Because of the narrow access into the site there will be more, smaller vehicle movements resulting in greater pollution and environmental impact.</li> <li>• Local residents do not consider the construction period would be short term so the traffic concerns have not been addressed.</li> <li>• Conditions 11 (Prohibited Activities in relation to Trees) and 14 (Demolition and Construction Management Plan): query as to what recourse there would be to the applicant if they breached conditions 11 &amp; 14.</li> <li>• Views of the site are achievable from Footpath 2 into the site.</li> <li>• The BNG should not outweigh the harm to the green belt.</li> </ul>	<p>The contents of the email is noted, whilst the objector disagrees with the Officer assessment, these matters are addressed within the committee report.</p> <p>The difference in opinion/assessment relating to the Green Belt, landscape/visual impact and highways matters are noted but do not change the conclusions in the Committee Report.</p> <p>The LVIA was produced by a professional in the field and Officers do not dispute its conclusions having visited the site and surroundings independently to assess the potential impact of the development.</p> <p>The agent has advised that the construction period is expected to take between 12-14 months.</p> <p>Condition 11 &amp; 14 would be enforced in line with standard enforcement proceedings and if any agreed construction and demolition management plan was not being adhered to, any reports of this would be fully investigated.</p> <p>Comments relating to views of the site from local footpaths is noted however views of the proposal do not automatically equate to harm. Any views would be over a considerable distance, of a dwelling designed to assimilate with the landscape.</p>
9	Applicant	15.03.2022	The applicant understands that their planning	Noted.

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>22/00073/S73</p> <p>Shannon Falls, Tolney Lane</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Agenda Page 3</p>			<p>application for a permanent use is likely to be refused permission on grounds of flood risk. They have therefore confirmed that they would wish that a grant of a further temporary permission would be considered instead.</p>	<p><b><u>AMEND OFFICER RECOMMENDATION TO THE FOLLOWING:-</u></b></p> <p>That planning permission be granted on a temporary basis for a further 3 years until 31 March 2025 subject to the conditions and reasons set out below:</p> <p>01</p> <p>The use hereby permitted shall be for a limited period being the period up to 31 March 2025, or the period during which the land is occupied, whichever is the shorter. When the land ceases to be occupied or on 31 March 2025, whichever shall first occur, the use hereby permitted shall cease and all caravans, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place in accordance with a scheme approved under condition 3 hereof.</p> <p>Reason:</p> <p>In the recognition of the current need for gypsy and traveller sites within the district and to allow for further assessment of alternative sites to meet this need including sites at less risk of flooding in accordance with the aims of Core Policy 10 of the Newark and Sherwood Amended Core Strategy (2019) and Policy DM5 of the Allocation and Development Management DPD (2013).</p>

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Agenda Page 4</p>				<p>02</p> <p>Within 2 months of the date of this planning permission, a scheme for the restoration of the site to its condition before the use commenced at the end of the period for which planning permission is granted for the use (hereafter referred to as the restoration scheme) shall be submitted for the written approval of the local planning authority and the said scheme shall include a timetable for the implementation of its various parts.</p> <p>The approved scheme shall be carried out and completed in accordance with the approved timetable.</p> <p>Reason:</p> <p>In order to protect the long term appearance of the area in accordance with the aims of Core Policy 13 of the Newark and Sherwood Amended Core Strategy (2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (2013).</p> <p>03</p> <p>The use hereby permitted shall cease and all caravans, equipment and materials brought onto the land for the purposes of such use shall be removed</p>

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
Agenda Page 5				<p>within 6 months of the date of any failure to meet any one of the requirements set out in (i) to (vii) below:</p> <p>(i) Within 28 days of the date of this permission, each of the residents shall (a) register with the Environment Agency's Floodline Warnings Direct Service (hereafter referred to as the Flood Warning Service which expression shall include any replacement for that Service provided by the Environment Agency); and (b) provide the local planning authority with confirmation from the Environment Agency that they have done so;</p> <p>(ii) Each of the residents shall maintain their registration with the Flood Warning Service (or any replacement service) throughout the life of this permission and shall provide the local planning authority with further confirmation from the Environment Agency that they are registered within 28 days of each of the following: (a) the first and second anniversaries of the date of this permission; and (b) any written request from the local planning authority for such confirmation;</p> <p>(iii) Each of the residents shall notify the local planning authority in writing of the locations to which they could evacuate in the event of a Flood Alert, together with their current telephone contact details within 28 days of each of the following: (a) the date of this permission; (b) the first and second anniversaries of the date of this permission; and (c) any written</p>

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Agenda Page 6</p>				<p>request from the local planning authority for such details;</p> <p>(iv) Throughout the life of this permission, no less than 2 of the residents shall be nominated as Flood Wardens for the site. Details of the first nominated Flood Wardens including names and telephone numbers shall be provided within 28 days of the date of this permission. Thereafter, the names and telephone numbers of the Flood Wardens shall be confirmed in writing to the local planning authority within 28 days of each of the following: (a) any change to the identity of any of the nominated Flood Wardens; (b) the first and second anniversaries of the date of this permission; and (c) any written request from the local planning authority for such details;</p> <p>(v) Within 8 hours of a Flood Alert, this being the first alert issued through the Flood Warning Service, all of the residents will evacuate the site, bringing all caravans and vehicles with them;</p> <p>(vi) Within 10 hours of a Flood Alert the Flood Wardens, or any one of them, will confirm to the local planning authority that all of the residents have evacuated the site; and</p> <p>(vii) None of the residents shall return to the site until notice is issued through the Flood Warning Service that the Flood Alert is at an end and the all clear has</p>

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>Agenda Page 7</p>				<p>been given.</p> <p>Reason:</p> <p>In the interests of reducing flood risk in accordance with the aims of Core Policies 5 and 10 of the Newark and Sherwood Amended Core Strategy (2019) and Policy DM5 of the Allocations and Development Management DPD (2013).</p> <p>04</p> <p>Within 2 months of the date of this planning permission, full details of soft landscape works shall be submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:</p> <ul style="list-style-type: none"> <li>o a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.</li> <li>o an implementation and phasing programme.</li> </ul> <p>Reason:</p>

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>Agenda Page 8</p>				<p>In the interests of visual amenity and biodiversity in accordance with the aims of Core Policies 5 and 12 of the Newark and Sherwood Amended Core Strategy (2019) and Policies DM5 and DM7 of the Allocations and Development Management DPD (2013).</p> <p>05</p> <p>The development hereby permitted shall not be carried out except in accordance with the following approved plans,</p> <ul style="list-style-type: none"> <li>o Location Plan (Job Ref: 12.71);</li> <li>o Proposed Site Plan (Drawing No: 12.71.02);</li> <li>o WC, Laundry Room Details (Drawing No: 12.71.03).</li> </ul> <p>Reason:</p> <p>So as to define this permission.</p> <p><u>Note to Applicant</u></p> <p>01</p> <p>For clarification, this permission approves the occupation of the site by Gypsy and Travellers that fall within the definition set out in Annex 1 of the Planning Policy for Traveller Sites (2015) only which states:</p> <p>"Persons of nomadic habit of life whatever their race</p>



**PLANNING COMMITTEE – 15 March 2022**

**Schedule of Communication Received after Printing of Agenda**

<b>Item</b>	<b>Correspondent</b>	<b>Date</b>	<b>Points Raised (Summary)</b>	<b>Officer's Response</b>
				or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily, but excluding members of an organised group of travelling showpeople or circus people travelling together as such."