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Dear Member

PLANNING COMMITTEE - THURSDAY, 11TH AUGUST, 2022

Please find attached the Schedule of Communication to be considered at the above Planning Committee.

Yours sincerely

Helen Brandham

Helen Brandham
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PLANNING COMMITTEE – 11 August 2022

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land Adjacent The Old Grain Store Old Epperstone Road Lowdham 21/01830/FUL	Neighbour	6.08.2022	Welcome the recommendation of refusal. If the application is approved, conditions relating to noise, smoke and hours of operation should be attached. It is not only the chipper that results in unacceptable noise. Particulates and unhealthy readings have been recorded. A comprehensive air quality assessment is required. The conditions on the 2016 application should be attached to this. Whilst EHO's have not witnessed smoke, this does not mean it doesn't occur. All wood should be tested for moisture prior to use and details recorded.	Comments are noted and if permission is approved, then appropriate and enforceable conditions should be attached.

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>7</p> <p>Chapel Farm, Chapel Lane, Epperstone 22/00291/FUL</p>	<p>Parish Council</p>	<p>01.08.2022</p>	<p>Support.</p> <p>The Parish Council considers this a very important and visible area of the village and supports this proposal for demolition of what remains of the existing house, and replacing it with a new build which from the front elevation has been designed in sympathy with the existing house. Regarding the Green Belt, the Parish Council considers this redevelopment of an existing sit, which until relatively recently, had numerous buildings on it, so should be treated as a special case. The current proposal fits well and doesn't dominate the site, which is very large. Recommend site visit to gain a full sense of space and openness of the site and how important it is to the village. The Parish Council strongly supports trying to get more young families, such as the applicants, into the village.</p>	<p>Comments / Support noted.</p> <p>On balance, it is considered there are no very special circumstances that would outweigh the identified harm to the Green Belt and, as such, it is recommended planning permission be refused as the proposal is contrary to the relevant provisions of the NPPF and Spatial Policy 4B of the DPD.</p> <p>Benefits, such as the introduction of a young family into the village, could easily be achieved via an alternative scheme for a more modestly sized family home that, in terms of scale and mass, is more akin to the existing dwelling.</p>

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
7 Chapel Farm, Chapel Lane, Epperstone 22/00291/FUL	Local Resident	02.08.2022	Support with concerns. The proposed development is very large and will be overbearing on the neighbouring cottage, which is already set at a much lower level. The taller 'tower' section over the main entrance will be more imposing than the original tower. The neighbouring cottage and garden is not clearly illustrated on the plans. Choice of brick, materials and detailing is key but not clearly shown on plans. No details about landscaping/permanent fencing surrounding the property including at the front in what used to be a large vegetable patch. Preference is for the site to be redeveloped but overall height of proposed dwelling is main concern.	Comments are noted and if permission is approved, then appropriate and enforceable conditions should be attached as noted in Committee Report.
9 Football Ground Collingham 22/01336/FUL	Parish Council	29.07.2022	Object. The Parish Council has serious concerns about the village capacity to take the additional car parking that will arise from this proposed change to the football club land and boundaries.	The land take associated with the application is marginal and is not considered to have a material impact on the highways network.