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Great North Road
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Wednesday, 9 November 2022

Dear Member,

Please find attached Schedule of Communication, to be considered at the 10 November 2022 Planning Committee.

Yours Sincerely

Catharine Saxton
Democratic Services

PLANNING COMMITTEE – 10 NOVEMBER 2022

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>7</p> <p>94 North Gate, Newark</p> <p>22/01328/FUL</p>	<p>Planning Officer</p>	<p>09.11.2022</p>	<p>The designation of the Newark Conservation Area (CA) extension came into effect 7th November 2022, which now covers the area of the development site. As such, material weight should be given the conservation of the CA as a designated heritage asset (par.199 of NPPF).</p> <p>Previous Conservation comments (dated 15/08/22), identified some minor harm to the setting of the Non-Designated Heritage Asset (no.94 North Gate) as a result of loss of some greenery and alteration to the boundary wall but concluded, on balance, this harm would help contribute to the long-term conservation of the NDHA's significance (par.203 of NPPF).</p> <p>No.94 North Gate makes a positive contribution to the character and appearance of the Conservation Area, and this is acknowledged in the Committee Report. The Conservation Officer has advised that the mature trees/greenery within the site and the tall boundary wall to Lovers Lane entrance provide a sense of seclusion around the property and are both features which positively contribute to the significance of the Conservation Area. The loss and alteration to these features, as proposed in the scheme, would lead to a very minor degree of harm to the overall significance of the Conservation Area. This would be contrary to the provisions of s.72 of the Listed Building and Conservation Areas Act. With reference to the planning policies, this would result in 'less than substantial harm' (par.202 of NPPF and DM9 of Local Development Framework) but on the lower end of scale of harm. However, there has been clear and convincing justification provided for the level of harm (par.200 of NPPF) and the scheme would help secure the optimum viable use of the site (par.202 of NPPF). Therefore, there are no objections from a conservation perspective and the public benefit of securing a viable future re-use of this building and providing</p>	<p>N/A</p>

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			<p>housing units to contribute towards the District’s affordable housing stock are considered to be wider public benefits that would outweigh this minor level of harm identified (which is in accordance with para. 202 of the NPPF).</p> <p>An additional informative note (see below) is also proposed to the applicant to advise them of the change to the CA boundary:</p> <p>The Applicant is advised that following the publication of the accompanying Committee Report to this decision, the Newark Conservation Area boundary has been amended to include the application site. Given the site falls within the Conservation Area there are limitations that are now applicable. For example, trees in Conservation Areas are afforded special protection by legislation. Should you wish to lop, top or fell any tree on this site, you may require the prior consent in writing of Newark and Sherwood District Council and are advised to contact the Planning Department of the Council on 01636 650000 to discuss the matter.</p>	
8 Agenda Page 3	Agent	02.11.2022	Item no longer for consideration due to submission of revised plans which require re-consultation (the building has been removed from the proposal).	N/A
5 Land adjacent to Fosse Road, Farndon	Planning Officer	03.11.2022	Error on the officer report at paragraph 9.0, remove the reference to Core Policy 12 and this should be replaced by Core Policy 10 (Climate Change) of the Amended Core Strategy.	N/A

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22/01331/FUL				
11 1-3 Lombard Street, Newark 22/01876/FUL	Newark Town Council	03.11.2022	No objection was raised to the application.	Noted.