



*Castle House  
Great North Road  
Newark  
NG24 1BY*

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

**Wednesday, 15 February 2023**

Dear Member,

Please find attached Schedule of Communication to be considered at the 16 February, 2023, Planning Committee.

Yours sincerely

Catharine Saxton  
Democratic Services Officer

**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>
5 Field Reference No. 9227 Station Road Collingham	Local Resident	08.02.2023	Concern over the parking and Nottinghamshire County Council Highways comments. The resident doesn't feel that 10 parking spaces within the phoenix hall grounds is possible without parking on the Grass. And commented that there were two football games on across the road at the weekend 04.02.2023 to which station road became obstructed by cars.	Noted, already covered in officer report.
5 Field Reference No. 9227 Station Road Collingham	Local Resident	08.02.2023	Comment from resident questioning whether professional opinion on the risk and ability of summer fires being able to spread from this site and bridge the 22 metres to the residential homes. Therefore, the resident thinks it is warranted to seek a professional assessment from the fire brigade.	The proposed use and supporting documents state that the site will be used for scouts and guides and rented out to other organisations for clubs, the site is only accessible via the Phoenix Hall gates which are locked when the site isn't in use. It is not considered that the proposed use for the site would increase the risk of fire.
6 Dean Fairhurst Bespoke Kitchens and Interiors, The Dutch Barn, Great North Road, Carlton On Trent, NG23 6NL	Agent	15.02.2023	See attached statement	Noted – the matters are already covered in officer report.

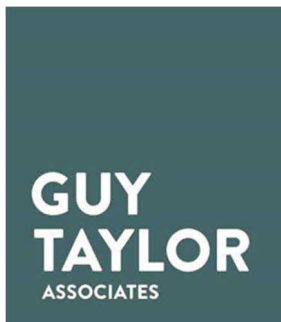
**Schedule of Communication Received after Printing of Agenda**

<p>8 Manor Lodge, Manor Walk Epperstone</p>	<p>Agent</p>	<p>03.02.2023</p>	<p>Amended plan received 2382/6 Rev K which shows amended materials for the roof dormer comprising of a tiled roof of brown clay plain tiles to match the existing dwelling and the cheeks to comprise of Sarnafil/lead membrane to discharge C.3 to avoid a condition.</p>	<p>These materials have been agreed as acceptable by the Council’s Conservation Officer and as such C.2 and C.3 are amended to the following:</p> <p>Condition 2 The development hereby permitted shall not be carried out except in complete accordance with approved proposed plans reference:</p> <p>Location plan 1:2500; DRWG no. 2382/5 Rev H Proposed floor plans; DRWG no. 2382/6 Rev K Proposed elevations and section; DRWG no. 2382/7 Rev B Proposed floor plan and elevations (shed); DRWG no. EDJ-VAS-110-0110 Velux; DRWG no. 2382/D1 Proposed window detail.</p> <p>Reason: So as to define this permission.</p> <p>Condition 3 The roof dormer shall be constructed in accordance with the materials as stated on drawing no. 2382/6 Rev K.</p> <p>Reason: In order to preserve or enhance the character and appearance of the Conservation Area.</p>
<p>8 Manor Lodge, Manor Walk Epperstone</p>	<p>Agent</p>	<p>01.02.2023</p>	<p>Details submitted of the finish to the shed to avoid C.4 suggested within the officer’s report. The agent states the finish would be douglas fir timber cladding with clear preservative and a black felt shingle roof.</p>	<p>Condition 4 will be amended to state the following:</p> <p>The timber building (shed) shall be finished in materials to accord with the letter submitted from the agent dated 01 February 2023 comprising douglas timber fir cladding with clear preservative and black felt shingle roof.</p>

**PLANNING COMMITTEE – 16<sup>th</sup> February 2023**

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

				Reason: In order to preserve or enhance the character and appearance of the conservation
5 Field Reference No. 9227 Station Road Collingham	Agent	14.02.2023	Landscape Plan Submitted Drawing AR-AL0002 REV A	<p>Landscape plan submitted and accepted details are considered acceptable, therefore condition 03 can be omitted from the report.</p> <p>Condition 02 revised as follows;</p> <p>The development hereby permitted shall be carried out only in accordance with the details and specifications included on the submitted application form and shown on the submitted drawings as listed below:</p> <ul style="list-style-type: none"> <li>• Location Plan, Existing and Proposed Block Plan Drawing AR-AL-0001 Rev A</li> <li>• Proposed Layout and Landscape Drawing AR-AL0002 Rev A Received 14.02.2023</li> <li>• Planning Statement Received 07.12.2022</li> </ul> <p>Reason: To ensure that the development takes the agreed form envisaged by the Local Planning Authority when determining the application.</p>



Guy Taylor Associates  
Top Lock Studio, Navigation Yard, Newark NG24 4TN



Our Reference: 812.1301.2  
Date: 15/02/2023

RE: THE DUTCH BARN –ref.22/02262/FUL

Dear Sir/Madam,

We would like to add the following statement in relation to the Planning Application to convert the Dutch Barn into two dwellings.

The Dutch Barn is located in the north area of Carlton on Trent, visually separated from the historic core of the village by fields and mature vegetation, the barn is part of a farmstead which has been converted into four properties.

The existing building was originally built as a standard steel portal frame barn, a common construction in the 1970's. However, over the last few decades, the barn has undergone several changes, as it has been used as wood working and joinery workshop since 1984.

At the end of 2021, due to business operation changes related to the Covid 19 pandemic, the building became vacant. As many of the buildings surrounding the application site are in residential use, the possibility of converting it into two dwellings seemed the most suitable option for the owners.

As you will have been made aware within the Officer's report, the application has been supported at officer level and is recommended for approval. It has been referred to the committee due to the proposals technically being a departure from the development plan. Specifically, the current wording of Policy DM8.

As the site is considered to be within the Open Countryside, Policy DM8 of the Newark & Sherwood Allocations & Development Management DPD (adopted 2013) is activated.

Policy DM8 considers that development in the open countryside should be strictly controlled and limited. Point 5 of DM8 states that: *"[.] Planning permission will only be granted for conversion to residential use where it can be demonstrated that the architectural or historical merit of the buildings warrants their preservation, and they can be converted without significant re-building, alteration or extension. [.]"*

In accordance with the above policy, only buildings of architectural or historical merit can be converted to residential use. However, the current National Planning Policy Framework, revised in 2021, considers that any redundant or disused building could be converted, as on Para. 80

states that “*Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply: [.]. c) the development would re-use redundant or disused buildings and enhance its immediate setting; [...]*”

This highlights an inconsistency between local and national planning policies, as a result of this Policy DM8 should be viewed as out of date and given limited consideration in the determination of this application.

Furthermore, this is something that has been recognised by Newark & Sherwood DC in the emerging Plan Review of the current local policies which has been carried out and an Amended allocations & Development Management DPD has been published. In this, the policy DM8 has been amended and it now reflects the policies of the current NPPF. This amends the statement previously cited from:

*Planning permission will only be granted for conversion to residential use where it can be demonstrated that the architectural or historical merit of the buildings warrants their preservation, to*

*Planning permission (sic) will be supported for the conversion to new residential uses of buildings of architectural or historical merit.*

This makes an important distinction from saying that permission will only be granted to applications will be supported. This presents opportunity for proposals to be approved even when the building is not of architectural or historic merit. In accordance with the amended document, the current proposal would then be supported. Although this emerging document can only be given limited weight, its ambition to align Policy DM8 with the NPPF is key.

We would like then to emphasise that the proposal to convert the Dutch Barn into two dwellings is in accordance with the NPPF, as it gives a new use to a redundant building and enhances its setting. At the same time, the proposal also guarantees the rural character of the site, more in keeping with the surroundings.

On this basis we would encourage members to likewise support their professional Officers in approving this application to allow development of this site in accordance with National Planning Policy.

Yours sincerely,

Joana Nunes RIBA  
Architect - Guy Taylor Associates