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Dear Councillor

PLANNING COMMITTEE - THURSDAY, 16TH MARCH, 2023

I now enclose, for consideration the following reports that were unavailable when the agenda was published.

Agenda No Item

18. **Schedule of Communication (Pages 2 - 22)**

PLANNING COMMITTEE – 16th March 2023

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land off Nottingham Road	Case Officer	N/A	Committee Plan usually attached to end of report was inadvertently omitted from the agenda – this is included as an Appendix to this schedule.	N/A
5 Land off Nottingham Road	Patrick Dunne, Director of Group Property, FM & Procurement (Sainsburys)	10.03.2023	Letter received by local members directly, expressing extreme disappointment in the officer recommendation. They point to all the issues that have been resolved during the 18-month application lifespan, including they say agreeing a suite of conditions. Sainsbury's disagree with the balance which they say should be tilted heavily in favour of granting permission particularly in a time when investment and job creation is vital to support the economy. If refused residents will continue to have to travel significant distances to complete their main food shop.	Noted. Members should note that in the event of an approval, conditions have not been agreed as suggested and would need to be alongside a s106 agreement to secure the obligations set out in the report.
5 Land off Nottingham Road	Agent letter (WSP)	15.03.2023	Formal request for deferral to allow the applicant to address the issues. The letter forms Appendix B.	Regardless of the whether the trees are or are not 'ancient woodland' doesn't change the impact that the scheme would have on the character and appearance of the area. Regarding the applicant's comments on the ecological reason for refusal, it should be noted that the paragraph quoted at the bottom on page 66 of the agenda was quoted from the incorrect (submission) version of the SNP. This wording was deleted and changed to the following wording within the adopted SNP:

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				<p><i>“...Where it is apparent or becomes apparent during the course of a planning application that a site has significant ecological value, development proposals must include a base line assessment of the habitats, species and overall biodiversity value for the site, where appropriate, expressed in terms of the biodiversity accounting offsetting metric, advocated by the Department for the Environment, Food and Rural Affairs (Defra), proportionate to the size of the development. The assessment must demonstrate how biodiversity will be conserved and enhanced by the development.”</i></p> <p>This does not change the conclusions that I have drawn in my paragraph at the top of page 67 as there is no baseline assessment.</p> <p>Officers are currently considering the request for deferral and advice will follow.</p>
5 Land off Nottingham Road	Members of the public (addresses haven't been provided in all of the comments to verify that they are from local residents)	10.03.2023 to 15.03.2023	<p>Since the agenda has been printed, additional comments have been received either directly or have been forwarded on from local ward members who have been contacted. These are summarised as follows:</p> <p>Numbers correct as of 17.30 on 15.03.2023.</p> <p><u>Emails of support</u> – 115 have been received of which 99 are from persons who have not previously commented.</p>	<p>Noted. Most points raised have been considered in the officer committee report.</p>

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		<p>These comments highlight the benefits of the scheme as set out in the comments of support on pages 25 & 26 of the committee report.</p> <p>Many comments express disappointment in the recommendation and express dissatisfaction with the current retail offer in Southwell. The benefits to being able to shop locally in Southwell (especially for the elderly who cannot get out of town) have also been cited along with the view that it will encourage people to the town. New comments not previously raised:</p> <ul style="list-style-type: none"> • Issue raised with floodlighting is nonsensical when it lies next to a rugby pitch with extensive floodlights; • Will be disappointed if views of the community aren't taken on board by out of touch councillors who are supposed to voice our views not their own; • Retail offer is now worse since Gonalston Farm Shop has closed; • If this site isn't suitable I would urge you to find a site that is. <p><u>Emails of objection</u> – 11 received of which 9 are from persons who have not previously commented.</p> <p>Comments are broadly similar to those set out to those objections summarised on pages 26-33 and include that</p>	<p>The comment regarding the floodlighting is noted. However this site is at the gateway to the town and in a more prominent location than the long established rugby club.</p> <p>Whilst the support is noted these comments do not change the officer recommendation.</p>
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			the location isn't suitable, the signage would be intrusive and not suitable for such an attractive entry to the town and road changes will cause challenges to the character of the town. A comment has been made that there will be a duty on the Council to consider the unmet retail need in the Plan Review. Others have commented that it would be a tuck shop for Brackenhurst and the Minister School, that it is too small for a weekly shop and that the jobs provided would be similar to those employers are already finding hard to fill.	
7 Land Off A17, Coddington	Local Resident	08.03.2023	Support	Noted.
7 Land Off A17, Coddington	Local Resident	08.03.2023	There remain brownfield sites in Newark and the locality better suited for building than farmland. Adverse impact on wildlife and Coddington Wood, adverse lighting and noise impacts, substantial traffic load through an area, joining the village up to Newark itself, and losing yet more Agricultural land.	These matters largely relate to issues of principle considered at outline planning application stage. Other issues are already covered in the Agenda report.
7 Land Off A17, Coddington	Local Resident	09.03.2023	Support	Noted.
7 Land Off A17, Coddington	Local Resident	09.03.2023	Support	Noted.

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<p>9 Manor Lodge, Manor Walk, Epperstone</p>	<p>Applicant</p>	<p>14.03.2023</p>	<p>Working with NSDC sept/oct 2022 all 9 large cabins and several thousand tonnes of reclaimed materials had been removed and the larger site had been reprofiled using approx. 4,500 tonnes of subsoil and topsoil. The boat will be removed summer 2023. Once the new shed is built, all the reclaimed materials will be used in the garden. He has agreed to give 3 weeks notice to the Parish and West Manor Park residents to ensure access for the crane and boat transporter. He does not own 6 garages. The agenda papers still show the incorrect plan. Photos showing 3 bay dormer windows have existed for the past 10 years. New gates were promised in 2018 but residents insisted they were not wanted. New gates and fences will be fitted when building and landscaping work completed. The metal estate fences already on site since September 2022.</p>	<p>All matters are noted. The Site location plan has been corrected and a new plan will be produced and presented to Members.</p>
<p>11 4 The Orchards, Oxton</p>	<p>Agent</p>	<p>14.03.2023</p>	<p>Plans received to remove the vehicular gate from the proposal and suggestion to amend the description of development to the following: “Demolition of existing garage, front conservatory/utility and rear porch. Proposed erection of 2-storey side extension and single-storey rear extension”.</p>	<p>This is welcomed by the Council and the sliding gate is removed from consideration by Members and Refusal reason no.2 should be amended to state the following: In the opinion of the Local Planning Authority, the proposed two storey side extension would, by reason of its inappropriate scale and massing, result in an unacceptable, dominating addition to the existing dwelling. The proposal would thereby result in less than substantial harm to the character and appearance of Oxton Conservation</p>

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				<p>Area, which cannot be outweighed by any public benefit.</p> <p>The proposal is therefore contrary to the duty contained within Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and the provisions of Core Policy 9 and 14 of the Newark and Sherwood Amended Core Strategy (2019) and Policy DM5, DM6 and DM9 of the Allocations & Development Management DPD (2013) as well as the NPPF (2021) which forms a material planning consideration.</p> <p><u>Informative</u></p> <p>1. Deletes the following drawings from its list.</p> <p>DRWG no. AM2-PLA-016 Proposed sliding gate; DRWG no. AM2-PLA-017 Proposed sliding gate precedents.</p>
13 The Dutch Barn Lowdham	Agent	15.03.2023	Letter from agent expressing disappointment at recommendation. Letter attached in Appendix C.	Letter to be reviewed and response to follow if required.
	Agent	15.03.2023	<p>Agent argues:</p> <ol style="list-style-type: none"> 1. Both barn & stables “previously developed land”, so falls under NPPF para 149 g). 2. Structural survey sufficient to establish whether conversion or rebuilding. 3. Residential paraphernalia would be no worse than existing paraphernalia on the site. 	<ol style="list-style-type: none"> 1. Farm shop not accepted to be “previously developed land”. 2. Structural engineer assesses existing engineering not planning policy compliance. 3. Disagree, furthermore this is not put forward as a reason for refusal.

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			<ol style="list-style-type: none"> 4. Retention of frame intentional part of design 5. Council inconsistent on large windows/balconies 6. Replacement farm shop building will incorporate adequate storage, so existing use redundant. 	<ol style="list-style-type: none"> 4. Design objection is to frame in front of windows, not retention of frame per se. 5. Specific objections here to balcony location at front and large window at front not related to previous agricultural use. 6. Evidence not in front of us, and this is not put forward as a reason for refusal.
14 The Mistal, Epperstone	Agent	13.03.2023	<p>The agent explains the following:</p> <ul style="list-style-type: none"> • Proposal is for the son of the applicant whom works on the farm and enables all family members to live and work together; • 2nd bedroom is required to make it a viable property; • Evidence of a previous building on the site (see historical photo); • Logical to consider an extension as opposed to a new build which would have greater impact on the GB. 	<p>The comments are noted however, the building is still 'viable' as a dwelling and it is personal preference to have 2 bedrooms. The historic photo shows a substantial metal agricultural shed type building which is built up from the boundary walls and encloses the entire space. This is not considered reasonable justification for an extension.</p>

Committee Plan - 21/02043/FULM



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Mr Matt Lamb
Newark and Sherwood District Council
Castle House
Great North Road
Newark
NG24 1BY

15 March 2023

Dear Mr Lamb,

Proposed Sainsbury's Foodstore, Southwell (Ref. 21/02043/FULM)

I write further to your email of 10 March to formally request that the above planning application is deferred from the Planning Committee on 16 March in order to allow us the opportunity to address the outstanding matters that are set out as reasons for refusal. Given that the application has been lodged for 18 months, a short delay does not seem unreasonable because we are confident that the reasons given for refusal can be addressed. In the midst of a cost of living crisis when finances are under pressure, it would be better to try and address these concerns now rather than at an expensive appeal.

Regarding the tree and landscape impact set out in the first reason for refusal, we have demonstrated beyond doubt that the site is **not ancient woodland**¹. The proposal only results in the loss of four trees (one Category C and three Category B trees). The loss of these four trees is more than mitigated through the planting of **68 new trees** across the site. The impact of the loss of the hedgerow along Park Lane and a small section at the Nottingham Road junction will be localised and will not damage the wider landscape and character of Southwell. The trees that are being retained will be protected through a condition and an arboricultural method statement.

We were not previously aware of the ecology and biodiversity issues set out in second reason for refusal. BSG Ecology's Report was only put up on the planning website on 7 March 2023. It is disappointing that it was not sent to us so we could address the issues. We were not told that an external consultant had been instructed by the Council. We responded to Clare Walker on ecology issues in December and since she did not raise any further issues, we assumed that this matter was addressed.

It is particularly disappointing that BSG Ecology's Report concludes that the development is unacceptable on the basis of a conflict with Neighbourhood Plan Policy E3. No doubt officers have realised that what is quoted in BSG Ecology's Report is not an adopted policy. It is an earlier draft policy that was rejected by the Inspector. It is difficult not to conclude is that rejected policy has been quoted because by any fair assessment, the scheme complies with the adopted policy on ecology and biodiversity.

¹ To imply that the site might be ancient woodland, as the Committee Report does, is misleading, if not disingenuous.

The ecological surveys that have been undertaken confirm that the site has low ecological value. Given time, we can (and will) undertake updated surveys, but it will not alter this conclusion. The reality is that the ecological improvements that will be delivered as a result of the development, including tree planting and creating a wildflower meadow, will provide mitigation and significant enhancement. We do not consider that these enhancements have been given appropriate weight in assessing the ecological impact².

The third reason for refusal relates to the lack of the S106 Agreement. We have agreed the highway contributions with NCC Highways, and agreed to enter into a S106 Agreement to secure these. Officers are fully aware of this, and we have never been asked to either draft or sign the S106 Agreement prior to the Committee.

The Committee Report highlights the need for a balanced decision weighing up the positive and negative impacts of the proposal. It is common ground that there is a need for a new foodstore in Southwell, but that there are no alternative sites within the built up area to meet this need. This is recognised by the policy officer. The application site is only suitable and available site.

Local people recognise the need for a new foodstore in Southwell. There are **172 representations in support** of the new Sainsbury's. This is more than three times the number of objections. Such strong support is very unusual and should not be overlooked. It reflects the pressing need from the local community for improved shopping facilities which cannot be addressed within the settlement boundary.

As you know, paragraph 85 of the NPPF confirms that: *"planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements"*.

In this case, there are no other sites to accommodate the proposal. Although the application site is beyond the settlement boundary, it is immediately adjacent to the existing built-up area. In reality, the settlement boundary needs to be updated because the Minster School, Southwell Leisure Centre, and Moorfield Court, which clearly form part of the existing built-up area and the settlement, are in open countryside according to the existing and emerging Local Plan.

Whilst technically outside the settlement boundary, the proposal will still have very significant benefits for Southwell which are material considerations to be weighed in the planning balance, including:

- Delivering a high-quality enhanced food offer which will improve consumer choice and stem expenditure leakage outside of the town, resulting in significant sustainability benefits by reducing car mileage and emissions, and reducing fuel use;
- Providing new bus stops and contribution to the Community Transport Scheme;
- Enhancing Park Lane by widening the carriageway and introducing a footpath and better visibility onto Nottingham Road;
- Improving pedestrian crossing facilities on Park Lane and across Nottingham Road;
- Delivering clear biodiversity and ecological benefits including: planting 68 new trees; installing bat boxes, an insect hotel and bird boxes; and planting a biodiversity rich wildflower meadow;

² There is no reference to the net increase of 64 trees or the planting of a wild flower meadow in the Committee Report



- Providing a highly sustainable store with cutting edge energy reduction measures, including solar panels, energy efficient lighting, with heating and hot water provided by waste heat collected from the refrigeration systems so that the store will achieve a BREEAM 'Excellent' rating;
- Creating 40 new jobs in the store; and
- Delivering £2.4m per annum to the local economy.

Sainsbury's appreciate that this development raised a number of technical issues including flooding, foul water, landscape and visual impact, impact on historic environment, transport and accessibility. We have addressed these. We were under the impression that we had addressed ecological and arboricultural matters, and if we had been informed that officers still had concerns, we would have worked to address them, as we have with other concerns. It is, therefore, very disappointing that the Committee Report states that updated information is required.

On this basis, we respectfully request that the application is deferred so that we have the opportunity to address the outstanding concerns prior to the application being reported to Planning Committee.

I look forward to hearing from you on this matter.

Yours sincerely



Sean McGrath
Director



cc: Cllr Roger Blaney
Cllr David Lloyd



Mrs L Hughes
Business Manager – Planning Development
Newark and Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

MasonCMFBarn/4

15 March 2023

Dear Lisa

The Dutch Barn, Southwell Road, Lowdham

LPA reference 22/01637/FUL

I hope you are well.

It was with some disappointment that I read the Committee Report prepared in respect of the above planning application – not least since none of the reasons for refusal had been raised by the Planning Officer as concerns during the consideration of the application.

Indeed, in my final conversation with Mr Cadman before I conceded that I was not able to persuade him to consider the application favourably, he confirmed to me that he was content the proposal complied with Green Belt policy – and that his only concern related to the location of the property and whether the proposal amounted to an enhancement of the building's setting within the specific context of paragraph 80 of the NPPF (if this was indeed to be applied).

Interestingly, the Committee Report is silent on the matter of paragraph 80 – and instead concludes that the development is contrary to national Green Belt policy and should, in the absence of very special circumstances, be refused.

In reaching this conclusion, the author of the Committee Report considers the development should be regarded as a 'new build' rather than a re-use – where there is no policy support owing to the building being excluded from the NPPF's definition of previously-developed land.

Further, whilst the Report acknowledges the proposed garage is not materially larger than the stable building it will replace, it concludes that this too comprises an inappropriate form of development in the Green Belt as the existing and proposed uses are not the same.

It is respectfully submitted that both conclusions are erroneous.

Dealing first with the proposed garage, the application makes it absolutely clear that this element of the proposal comprises the redevelopment of previously-developed land (rather than the replacement of one building with another).

A stable building (equestrian use) is clearly not excluded from the definition of previously-developed land.

Given the Report's conclusion that the proposed building is not materially larger than the one it replaces, surely this element of the proposal complies with paragraph 149(g) of the NPPF as the partial or complete redevelopment of previously-developed land where the development has no greater impact on the openness of the Green Belt than the existing.

Turning then to the re-use of the existing building.

The author of the Report acknowledges the conclusions of the structural report submitted with the application (which concludes the building is of permanent and substantial construction and capable of conversion without significant re-build or extension), but then somewhat curiously suggests that such evidence is not in itself an assessment of compliance with Green Belt policy?

Paragraph 150(d) confirms the re-use of buildings comprises an appropriate form of development in the Green Belt provided that they are of permanent and substantial construction – and preserve the openness of the Green Belt and do not conflict with the purposes of including land within it.

Nowhere in the Report does the author dispute or provide contrary evidence to the conclusions of the applicants' structural report.

The crux of the matter appears to be the suggestion that the extent of conversion works goes beyond what might be considered a conversion – and is therefore tantamount to a new build.

In this particular context, the Committee Report concludes that there is no policy support for a new building in the Green Belt here as the building/land is excluded from the definition of previously-developed land.

However, this too is erroneous.

The Report advises Members at the outset that the most recent lawful use of the building was for storage for the Gonalston Farm Shop.

This is clearly not an agricultural use (a view further corroborated by the Council's refusal of a previous Class Q application on this site on the basis that the last use of the building was not agricultural¹) – and therefore the building clearly does fall within the definition of previously-developed land.

Given the proposal seeks the re-use of the existing building, even if alternatively considered as a new build, then it could just as easily be considered as appropriate development in the Green Belt via paragraph 149(g) of the NPPF – i.e. comprising the redevelopment of previously-developed land having no greater impact on the openness of the Green Belt than the existing development.

Notwithstanding the above, the proposal evidently comprises the re-use of the existing building – with the existing structure, floors, external and internal walls being retained throughout.

Whilst the author of the Committee Report provides a schedule of alterations, these are neither untypical nor materially different to most conversions of rural buildings.

The Committee Report then concludes that the proposal would also be contrary to national Green Belt policy as it would fail to preserve the openness of the Green Belt owing to the likelihood of the introduction of residential paraphernalia arising from clothes lines, garden furniture and barbeques!

Aside from the fact that the same criticism could be applied to any barn conversion in the Green Belt (and therefore all would by definition fail), the author of the Report fails to acknowledge or offset the associated impacts from the presence of retail/equestrian paraphernalia already on site – as Members will no doubt see on their site visit.

This being the case, it would be reasonable to conclude that, on this occasion, one set of paraphernalia would offset the other – ensuring that overall the impact of the development on the openness of the Green Belt would be preserved.

The Committee Report then concludes the development amounts to poor design – despite considering the original agricultural look of the building would be retained, and that the proposal would result in some improvements to the appearance of the site – including replacing the existing corroded roof sheeting, the application of render to the blockwork on the lower parts of the walls, and the replacement of the majority of the unbuilt part of the site currently occupied by hardstanding with a mixture of stone setts and grass.

The criticism focuses on the colour of the render, the metal structural frame obscuring the high level windows – and the windows and balcony overlooking the landscape to the south.

¹ again, as also recorded in the Committee Report

First, none of these elements were raised as a concern during the consideration of the application – and all, obviously, could have been easily addressed.

It is therefore extremely disappointing to only learn of these on reading the Committee Report.

Second, the applicants would be happy to accept a condition seeking the Council's approval of the colour of the render – and would be equally content to swap the white with say a more subdued concrete (or alternative) colour.

Third, the author of the Report has misunderstood the intention behind the design concept for the high level windows.

Rather than these windows being inadvertently obscured by the metal structure, the depth of the windows was deliberately designed to coincide with the decorative band of the metal structure – so that this aspect was not lost as a consequence of the conversion works.



The high level windows proposed will provide an additional element of natural light without impacting on amenity, whilst enabling the origins and structure of the building to remain legible post-conversion.

Whilst it is accepted that good design is to a certain extent subjective, I see no reason why this element of the proposal should be construed as comprising poor design!

In any event, it is again an element of the proposal that could have been easily amended/omitted.

Fourth – so too with the windows and balcony on the southern elevation, despite the fact I do not agree with the Committee Report's conclusions as regards their impact and acceptability from a design standpoint (there are numerous conversions of agricultural buildings that incorporate larger windows and balconies – see overleaf).



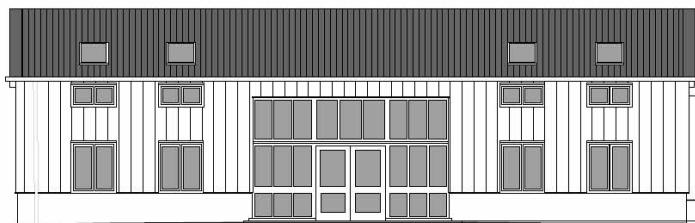
The criticism that the proposal is not representative of the local built vernacular is neither accurate, nor particularly applicable in terms of the key policy considerations.

The Report acknowledges the timber cladding, neutral colours and typical design of the existing building means that it does not look out of place in its setting in the open countryside.

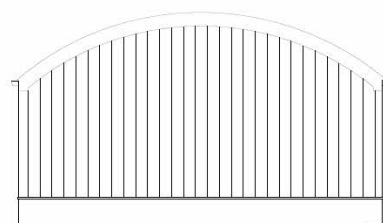
With this in mind, I fail to see how a proposed conversion which retains many of the agricultural features should not be similarly acceptable.

Moreover, given the type of building, a conversion more akin to the local built vernacular would clearly not be suitable.

In any event, this aspect of the Committee Report is inconsistent with the approach the Council has adopted elsewhere – one example being the residential conversion of a similar contemporary barn at Ferry Farm in the Green Belt, near Hoveringham (LPA reference 20/02527/FUL).



Elevation from south



Elevation from east of Unit A

The Delegated Report for that application confirmed the proposal was to be assessed against national Green Belt policy.

No similar concerns were raised regarding the design of the proposed conversion – or that it was contrary to the local built vernacular.

Indeed, the extract below confirms the following:

block/timber clad construction with slate and metal roofs. I am mindful that usually when proposals include the conversion of traditional rural outbuildings that limited physical alterations are permitted (in accordance with the Conservation of Traditional Rural Outbuildings SPD). However, as this application is for the conversion of modern buildings within the green belt the conversion approach is not required to adhere to the design parameters as set out within the foregoing SPD.

Interestingly, the same Delegated Report considered the impact of associated residential paraphernalia, and confirmed that this would be limited as a consequence of the restricted curtilage, the removal of permitted development rights – and in any event offset by the removal of the farm park play equipment associated with the previous use of the same building.

physical impact on the openness of the green belt. However, I do appreciate that the change of use of these two buildings to two separate dwellings will result in separate properties with separate residential curtilages that could then be furnished with domestic paraphernalia which cumulatively could harm the openness of the green belt. However, the residential curtilages proposed have been restricted to the areas directly around the proposed properties (rather than the wider Ferry Farm Park site to the SW) and therefore would not enjoy permitted development rights being forward of the principle elevations. Moreover, arguably the development could result in less paraphernalia than that associated with the operations of the children's farm park given the proposal would see the removal of some external play equipment.

Considering the extant use with the proposed use, I do not consider the proposal would result in a materially worse impact on the openness of the green belt. In both spatial and visual terms, I do not consider the proposal would lead to a reduction in openness.

Turning then to the section referring to 'sustainable development', the Report suggests that insufficient information has been submitted to establish that this site would not be required at a future date by Gonalston Farm Shop.

Again, this was never raised as a concern (or requested by the Case Officer) during the consideration of the application.

Nevertheless, the application was submitted and justified on the basis that the existing building is no longer required – either for agriculture, or as ancillary storage for the farm shop.

The farm shop is currently closed following extensive fire damage.

Whilst it is the applicants' intention to re-build and re-open as soon as possible following resolution of the insurance claim, the replacement building will necessarily (as the former building did) integrate sufficient ancillary storage within it.

The Report also fails to acknowledge that the re-use of an existing building comprises a **sustainable form of development in itself** – one of the reasons why there is specific policy support in the NPPF for the re-use/residential conversion of rural buildings in the countryside (in both sustainable and isolated locations) and the Green Belt.

It is now clearly for Members to consider the planning merits of the application. However, in order for them to be able to do so on a fair and balanced basis, it is important that those erroneous aspects of the Committee Report are brought to their attention in order that their decision is reached in light of all relevant and correct facts.

Please therefore could I ask you to circulate a copy of this letter to all Members of the Planning Committee in advance of their consideration of this application at Thursday's meeting.

Obviously, given there is currently no right for the general public (or applicants or agents) to address the Planning Committee on the night, this is the only means of conveying the same points to Members to ensure they are aware of all of the pertinent facts either omitted from, or reported erroneously in, the Committee Report.

I acknowledge that some aspects will be considered subjective, but the matter of whether the site comprises previously-developed land is not at all subjective – and the fact that the land and buildings comprise previously-developed land is clearly very relevant to the assessment of whether the proposals comprise an appropriate form of development in the Green Belt.

Please therefore can I ask you to confirm safe receipt of this letter. I will be attending the Planning Committee in person to observe proceedings on behalf of the applicants.

Kind regards



Nick Baseley
MA(Hons)TP MRTPI
Director

Schedule of Communication Received after Printing of Agenda

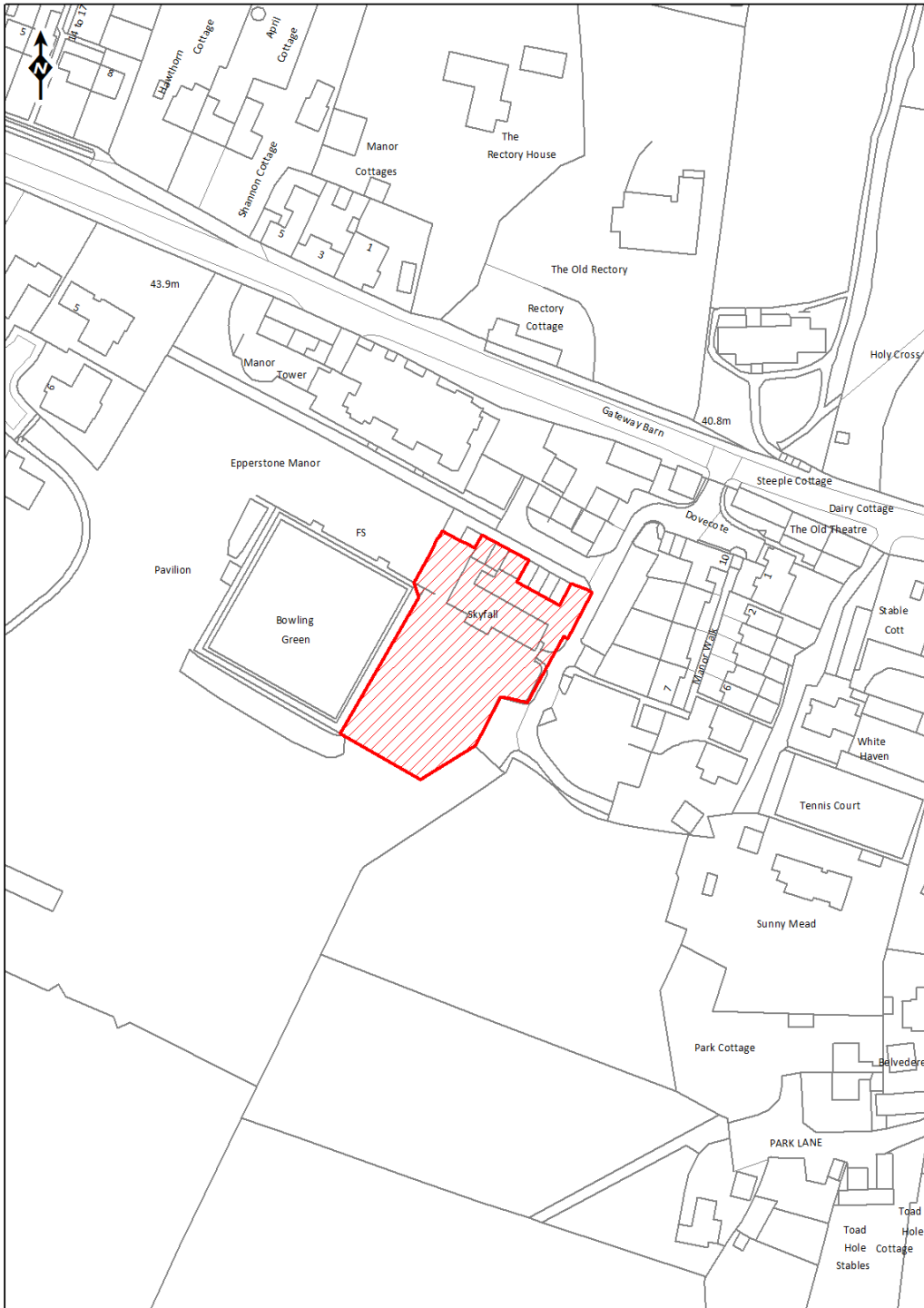
Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land off Nottingham Road	Members of the public	16.03.2023	<p>In addition to those on the late items schedule issued at the close of business yesterday, a further 25 representations have been received up until 12 noon. Of these 21 support and 4 object (and only 1 of whom appears to have previously made comments). Points are summarised below:</p> <p>I respectfully draw the attention of the committee to the fact that this land was originally earmarked for the Southwell By-Pass which would have resulted in the loss of many 100s of meters of hedgerow. The hedge in question is in poor shape growing at from an angle from the Bankside and must surely have a limited useful life. I therefore consider new hedging on level ground using native species will be a great improvement.</p> <p>Contacted by my elderly mother to ask if I could write an email of support on behalf of her and a group of her friends as they were unsure how to do this. This made me think that there must be a lot of the everyday people in the town that would like to support it but again are not sure how, with this in mind, today (15th March) I have spent a few hours talking to the people of the town to ask if they would like their names adding to a letter of support for the application to be approved. Spoken to a total of 123 residents, my results to be as overwhelmingly in favour, just 2 people said they didn't think it was good idea, whilst 111 said they were completely in favour of the store being built.</p>	<p>Noted.</p> <p>With regard to the previous bypass proposal, it is acknowledged that this proposal would have likely had a severe adverse impact on the landscape character. Fortunately, the bypass is no longer proposed and this now rescinded policy proposal cannot justify making a similar mistake for the townscape moving forwards.</p> <p>274 members of the public have made representations on this application as follows:</p> <p>208 support 61 object 5 neutral</p>

PLANNING COMMITTEE – 16th March 2023

Schedule of Communication Received after Printing of Agenda

			<p>Then 13 people felt unsure either way.</p> <p>I also decided to take the time to have a chat with various businesses and shops in the centre of the town, I was able to speak to a total of 9 of the shop owners all of which were happy to sign the letter, they all felt the increase of people coming to the town for the Sainsburys would be a positive thing for their own businesses. Letter/petition to be brought to committee albeit photo of it was sent.</p>	
9 Manor Walk, Epperstone	Officers	16.03.2023	New Site location plan as corrected.	
10 Hoveringham Activity Centre	Thurgarton Parish Council	16.03.2023	It appears that consultee comments from Thurgarton Parish Council have not been published against 22/02296/FUL. The Parish Council agreed to support the planning application in their meeting on 26 January 2023.	Noted.
12 Thoresby Colliery site	Service Director Investment & Growth, NCC	16.03.2023	The Service Director for Investment and Group has confirmed to the Director for Planning & Growth at NSDC and advised that this application will be presented to the next available Cabinet meeting.	For noting.

Committee Plan - 22/01550/HOUSE



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