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Wednesday, 19 April 2023

Dear Member,

Please find attached the Schedule of Communication to be considered at the 20 April 2023, Planning Committee.

Your sincerely

Catharine Saxton
Democratic Services Officer

Schedule of Communication Received after Printing of Agenda

| Item | Correspondent | Date | Points Raised (Summary) | Officer's Response |
|---|----------------------|-------------|---|---|
| 5 Hoveringham Activity Centre 22/02296/FUL | Case Officer | N/A | There is an error within the published agenda papers on page 16. In the paragraph starting "Permitted use", the text should read: <i>"Permitted Use" means use, subject to paragraph 7.2 of Schedule 5, as an activity centre for Nottinghamshire County Scouts.... (cont. in agenda papers).</i> | N/A |
| 5 Hoveringham Activity Centre 22/02296/FUL | Agent | Undated | The agent considers Officers have considered the proposal under the wrong paragraph of the NPPF. Consideration should only be given to para 149(b). This paragraph permits appropriate facilities in connection with outdoor sport/recreation as long as the facilities preserve the openness of the Green Belt and do no conflict with the purposes of land within it. The agent considers this requirement is complied with, with this development. A copy of a appeal decision for equestrian development has been submitted to support their view. | Paragraph 149(b) as well as 149(d) are discussed within the Officer's report and whether the development complies with either of these policy requirements. Due to the scale and size of the proposal, Officers do not consider it preserves the openness. However, this is a subjective opinion and one in which Members with consideration to a building already being present on the site as well as the associated paraphernalia associated with the use, might consider the facility would continue to preserve the openness, not representing substantial building form and set against the backdrop of the lack, its impact is reduced. |
| 6 Hunters Hill Farm Lambley Road Lowdham - 22/02188/FULM | Case Officer/Agent | 17.04.2023 | Typo in reason for Condition 5. | Amend Condition 5 reason to: <i>In the interests of visual amenity and biodiversity.</i> |

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| <p>6 Hunters Hill Farm Lambley Road Lowdham - 22/02188/FULM</p> | <p>Agent</p> | <p>17.04.2023</p> | <p>Request that it is made clear that condition relates to permanent as opposed to construction lighting,</p> | <p>Agreed - amend condition 6 to state: <i>Notwithstanding the submitted details, no permanent external lighting shall be erected/used on site unless precise details of any lighting including details of their operation are first submitted to and approved in writing by the local planning authority. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development.</i></p> |
| <p>6 Hunters Hill Farm Lambley Road Lowdham - 22/02188/FULM</p> | <p>Agent</p> | <p>17.04.2023</p> | <p>Request that construction of the permanent new access be completed prior to use of the development (as opposed to prior to commencement of development as a separate construction access is proposed).</p> | <p>Agreed - amend condition 9 to state: <i>The new site access on Lambley Road shall be constructed and surfaced in a bound material in accordance with 'General Arrangement Plan' (ENVIMMI001615 (3)-ARU-ZZ-ZZ-DR-PL-I0105_3-A3-C04-I0105-EA3-LOD3 Rev C04) and 'Site Access onto Lambley Road – Visibility Splays' (ENVIMMI001615(3)-ARU-ZZ-ZZ-DR-PL-I0105_52-A3-C01-I0105-EA3-LOD3 Rev C01), and no other part of the development shall be brought into use until the access has been completed in accordance with those plans. This access shall be retained for the lifetime of the development.</i></p> |
| <p>6 Hunters Hill Farm Lambley Road Lowdham</p> | <p>Case Officer/Agent</p> | <p>17.04.2023</p> | <p>Request that maintenance details are provided prior to use of the diverted public rights of way</p> | <p>Agreed - amend condition 13 to state: Approval of the details of the ongoing maintenance of Lowdham Footpath No. 14 and Bridleway No. 15</p> |

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| <p>- 22/02188/FULM</p> | | | <p>(as opposed to prior to the commencement of development).</p> | <p>within the application site shall be obtained from the Local Planning Authority in writing (in the form of a site management plan) before the diverted sections of these public rights of way are brought into use. Any maintenance shall be delivered in accordance with the agreed plan.</p> <p>Reason: To ensure that the treatment and management of the right of way is appropriate for public safety and use.</p> |
| <p>7 Chestnut Lodge, Barnby Road</p> | <p>Case Officer</p> | <p>17.04.2023</p> | <p>Following concerns raised by Cllr Lee relating to the incorrect inclusion of the adjacent access to the east of the existing access into the site (circled below) the Site Location Plan has been amended (reduced) to clarify the extent of the Applicant’s ownership. This change is in the interest of clarity and is not considered to alter the appraisal in the committee report.</p>  | <p>The following conditions are to be amended to reference the amended drawing numbers:</p> <p>02</p> <p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plan references:</p> <ul style="list-style-type: none"> - Proposed Site Plan – Ref. 2208-01 F - Proposed Floor Plans – Ref. 2208-02 D - Proposed Second Floor Plan and North Elevation – Ref. 2208-03 C - Proposed Elevations and 3D Views – Ref. 2208-04 C - Proposed Amenities Block – Ref. 2208-05 - Proposed Access and Visibility Splays – Ref. JG01 - Swept Path Analysis Plan – Ref. JG02 <p>Reason: So as to define this permission.</p> |

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| | | |  <p>The Proposed Site Plan has also been amended to include an annotation that the existing access into the site is to be retained for use <i>as existing</i> by Chestnut Lodge in the interest of clarity. The new access proposed would serve the remainder of the new development.</p> | <p>11</p> <p>No part of the development hereby permitted shall be brought into use until the parking, turning, and servicing areas are provided in accordance with the approved drawing no. 2208-01 rev. F, titled: Proposed Site Plan. The parking, turning, and servicing areas shall not be used for any purpose other than parking, turning, loading and unloading of vehicles.</p> <p>Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems in the area and enable vehicles to enter and leave the site in a forward direction, all in the interests of Highway safety.</p> |
| <p>7 Chestnut Lodge, Barnby Road</p> | <p>NCC Highways</p> | <p>17.04.2023</p> | <p>Maintain no objection subject to conditions.</p> | <p>The conditions requested have been included in the committee report. As above, condition 11 requires amending to reference the amended plan number.</p> <p>Addition of an Informative Note that was omitted in error from the committee report:</p> <p>Note from NCC Highways: The development makes it necessary to construct a vehicular crossing over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council’s Agent, Via East</p> |

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| | | | | <p>Midlands to arrange for these works to be carried out. Email: licences@viaem.co.uk Tel. 0300 500 8080 and further information at: https://www.nottinghamshire.gov.uk/transport/licences-permits/temporary-activities</p> |
| 7 Chestnut Lodge, Barnby Road | Local Residents (10) | 15.04.2023- 19.04.2023 | <p>Concerns raised:</p> <ul style="list-style-type: none"> - Additional traffic from the development through the routes into Newark (i.e. via Bullpit Road) will result in highways safety issues around local schools which are already congested. - Relationships between future occupiers and Tolney Lane will make traffic of visitors increase in and out of Newark. - There are areas of land situated in more suitable locations where the Council need to place funding [instead]. - Concerns about the alleged burning of commercial waste. - Concerns that there are more than 2 no. caravans on the site at present (and not just used for storing). - Allegations that the area has been subjected to fly tipping. - Concerns about road conditions and the adjacent drainage dyke flooding. - Queries why travellers have to have permanent consent. The Council needs to give more permanent consents down Tolney Lane to accommodate the G&T needs. - Concerns that the application will affect local businesses. | <p>Comments received reiterate comments previously made by local residents which have been covered in full in the Committee Report.</p> <p>In the interest of clarity, the Council is not funding this application/proposal. The application has been made by a private landowner and the proposal is for a privately owned G&T site.</p> <p>A number of the comments made relate to allegations that the Council does not hold any records in relation to (for example, burning of waste). Reference has been made to the potential risk of increased crime and anti-social behaviour. However, there is no evidential basis of any potential criminal or anti-social activity. Similarly, no detailed evidence has been provided to indicate how local businesses or safety of local residents would be impacted by future occupiers of the application site. Reference made to potential commercial activity on site is also speculative.</p> <p>Due to the nature of the Application site an Ecology Report has not been requested. Officers do not consider the site to support (or the development to impact) habitats for protected species such as deer or owls.</p> |

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| | | | <ul style="list-style-type: none"> - Concerns that the fact the development needs a manager’s dwelling infers there will be anti-social behaviour from the site. - With 21 pitches will come 21 self employed people with associated commercial vehicle movements. - Should this application go ahead the local Pub landlords will close the pub. - Government targets are unrealistic and result in Council’s having to go against their policies. - Comments in relation to the Main Street, Balderton G&T site adjacent to the A1 overbridge and the issues that permission presented in relation to anti-social behaviour, waste etc. - Bowbridge Ironworks site is more suitable because it is close to amenities and infrastructure so should be developed in preference. - No reference has been made to the number of lights proposed and there is already lighting on the site. This will adversely impact wildlife such as deer grazing and owls. - Fear of safety - Concerns around development around a high pressure gas line. - There are weight restrictions for this road in place, heavy plant required to carry out the development will breach this. - The application is contrary to the Development Plan - The proposal will adversely impact the character of the local area. - There will be an adverse impact on the amenity of local residents. | |
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| | | | <ul style="list-style-type: none"> - The committee report downplays the contraventions with local and national policies. - The proposal will adversely affect local residents power and water connections. - Local tax payers are being disregarded | |
| 7 Chestnut Lodge, Barnby Road | Balderton Parish Council | 17.04.2023 19.04.2023 | <p>Photos of the Application Site allegedly taken on Sunday 16th April showing: aerial images of the site, rubbish being burnt in a pile and the adjacent field with standing water within it.</p> <p>Comments submitted raising the following concerns:</p> <ul style="list-style-type: none"> - The application still fails to make safe means for pedestrians and cyclists to link with footways or cycle tracks to the village amenities, including schools. - The site is within the open countryside. Why is a dwelling considered necessary when Chestnut Lodge already exists on the site? - Chestnut Lodge is not a designated G&T site and members would prefer alternative options to be explored; this Council has previously stated that the Bowbridge Lane Ironworks location is the preferred alternative. - The presence of the gas line running through the site still poses a safety concern should the site be developed further as proposed. - The question of child places for school allocations from the site is still awaited from the County Council and the application should be deferred until the outcome of this is known. | <p>Noted. The pictures do not materially alter the assessment given in the Committee Report. Officers have not received any information from the Police or Fire Services in relation to attending the site (or details of any Crime Number from the Parish Council). The Council's Environmental Health dept. also do not hold any records of previous incidences of burning waste on the site and note there have been no reports made to the Council in relation to the allegations over the weekend). Whilst concerns in relation to nuisance from burning waste are noted, they do not alter the assessment in the Committee Report in relation to the appropriateness of the proposed development.</p> <p>Photos of standing water in the adjacent field are also noted. There is no evidence to suggest that the development would exacerbate any existing surface water drainage concerns and a detailed drainage strategy condition is suggested to mitigate any potential drainage concerns.</p> <p>Officers are not aware of any consultation being undertaken with the County Council in relation to school places and note that this application does not trigger a education contribution.</p> <p>Other comments raised are addressed within the Officer Report.</p> |

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| <p>7 Chestnut Lodge, Barnby Road</p> | <p>Barnby in the Willows Parish Council</p> | <p>18.04.2023</p> | <p>Object – comments reiterate previous objections and raise the following additional points:</p> <ul style="list-style-type: none"> - Concern that Cadent has not undertaken a site visit and whether their concerns have been addressed. - Stopping sight distances should be independently verified. - The proposal doesn't provide any facilities like a new housing development would. - The use of a drainage condition is not sufficient to ensure there would not be an adverse flooding issue from the development. - No data has been provided to evidence traffic surveys have been completed. - The pitch sizes are insufficient. - Allegations that there was a fire on the site on 15.04.23 and that there would be more in the future. - How will the condition of the amenity block be maintained? - Concerns that there has been insufficient consultation on the application and the Parish Council has not been given enough time to provide comments on this application. | <p>Noted – the comments of the PC are covered in the committee report. Officers provide the additional responses for clarity.</p> <ul style="list-style-type: none"> - Cadent have visited the site with the applicant and following their meeting provided comments raising no objection to the proposal. - NCC Highways have reviewed the access and tracking plans and have raised no objection. Traffic surveys were not requested by the Highways Authority or considered to be necessary to support this application. - Consultation was undertaken with all statutory consultees as part of the application process. The Parish Council have been given 21 days to provide comments on the application and an extension of time was granted by the Officer upon request. |
| <p>7 Chestnut Lodge, Barnby Road</p> | <p>Robert Jenrick MP Office</p> | <p>18.04.2023</p> | <p>4 no. emails from Robert Jenrick MP's Office from Local Residents raising the following concerns:</p> <ul style="list-style-type: none"> - The Council is blatantly by-passing their own policies to shoehorn in a site that won't be managed by them and is not going to cost them anything, just to tick a box regarding quotas. - The site has no facilities and is in the green belt. - The site owner already has at least 4 caravans on the site and ignores rules. | <p>Noted – these concerns are all covered in the Officer report.</p> |

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| | | | <ul style="list-style-type: none"> - There are a number of existing sites in Newark that are larger and are not used to capacity. - Local residents are being ignored and concerns are not being addressed in an open manner. - The fact the site is 700m outside of the urban area should not mean it is a suitable site for such development. - The unmet need of NSDC should not be forced upon Barnby residents. - The condition suggested relation to prevention of commercial use of the site will not be adhered to. - House prices will fall in the surrounding area. - Road traffic collisions will increase. - Vehicles will be abandoned. - Legitimate businesses will collapse. - There is a lack of local services to support site occupiers. | |
| 8 Land at Greenway, Rolleston 22/02176/FUL | Rolleston Village Hall | Undated | <p>Object to the proposal: Land has been used as overspill parking for a number of years by the hall Inadequate sewage facilities within the village Highways agency consider flooding to be an issue Bungalow proposed for demolition has been vacant for a number of years – therefore not a need for housing</p> | Noted – these concerns are all covered in the Officer report. |
| 9 Hutchinson’s Engineering | Mike Sibthorp, Planning Agent | 18.04.2023 | Letter to support the applicants case, included as Appendix. | No response necessary and doesn’t change recommendation. |
| 10 Broadlands, Southwell Road, | Neighbour | 12.04.2023 | The introduction of a detached garage seems opportunistic and not really thought through. Please could you make an amendment to your committee report stating that our objection would be removed if | Noted – the acceptability of the garage as proposed is addressed in the report. |

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| Farnsfield - 22/02469/RMA | | | the applicant made a small design change to integrate the garage with the dwelling. | |
| 13 Village Hall, Main Street, Morton - 23/00436/FUL | Fiskerton-cum- Morton Parish Council | 18.04.2023 | Whilst the application is meritorious in principle and generally sympathetic, it somewhat over-intensifies the plot and is potentially damaging to the street scene (in particular when approaching from a northerly direction). Furthermore, another larger property is out of keeping with the village plan (FCM1 and FCM5 covering size/type of dwelling and character and design). It was observed that a revised, reduced application would likely meet with support. | Noted - these concerns are all covered in the Officer report. |
| 14 Field reference no.9208, Moor Lane, East Stoke 23/00333/FUL | Applicant | 17/04/2023 | The applicant has re-submitted information on the specific need for the dwelling which relates to personal information which is not appropriate to display in the public domain as doing so would be contrary to privacy legislation. | This information was submitted from the outset with the application and has been taken into account in the decision making, and has been addressed within the report. |
| 15 The Old Vicarage, Church Lane, South Scarle 22/00907/FUL | Case Officer | 14.04.2023 | Applicants agreement to amend the description of development to reflect the annexe use of the Coach House and not as originally submitted. The description should now read : <i>'Proposed conversion of existing Coach House to an annexe and proposed erection of a two storey garage and conservatory'</i> | Noted and it is addressed in the report. |
| 16 Former Buffer Depot and Driving Test Centre, Bowbridge Road, Newark | Newark Town Council | 13/04/2023 | No objection | Noted |

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| on Trent - 23/00211/FUL | | | | |
| 18 Former Newark Livestock Market, Great North Road, Newark On Trent - 23/00334/FUL | Newark Town Council | 13/04/2023 | No objection | Noted |



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Planning Services
Newark & Sherwood District Council
Castle House
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NG24 1BY

17 April 2023

Our ref: MSP.225

Dear Councillors

APPLICATION REF: 22/02086/FUL
CHANGE OF USE OF AGRICULTURAL LAND TO PROPSOED TURNING AREA
HUTCHINSON ENGINEERING SERVICES LIMITED, GREAT NORTH ROAD, WESTON

The applicant has asked me to write in connection with the above application. We would request that this additional information is drawn to the attention of the Committee.

Having read the Committee Report for the application, we would wish to make the following points.

The Planning Officer has identified that the recommendation in this case is a finely-balanced one. An application that is finely balanced suggests that there is very little margin between unacceptability and the proposals being supported. The report acknowledges that the applicant has presented a reasonable case in economic terms, for the business to expand. The issue therefore appears to be whether the proposals in this case will result in adverse visual impacts that would justify the withholding of consent.

In the applicant's view, the site proposed for extension of the existing yard – to provide a turning area - is very effectively screened by the existing perimeter hedge. This effectively screens the concrete panel wall that secures the site from break-ins. There are very limited and only distant viewpoints from where the additional site is visible. From those viewpoints, the existing screening is very effective, and in a short time, as the hedge grows and thickens, it will become more effective

The Planning Officer has suggested that the applicant has declined to amend the scheme to provide a more meaningful mitigation package. This is incorrect. The applicant has indicated a willingness to undertake some tree planting around the perimeter of the site, and is willing to undertake further landscaping if required. The additional tree planting suggested by the Planning Officer is on the inside of the boundary (ie. behind the wall). In the applicant's view this would be ineffective. The most effective means of landscaping and screening the site is by enhancing and

re-inforcing the existing perimeter hedge that runs around the site on the outside of the existing wall. As the photos attached illustrate, that hedge has proven to be extremely effective in screening the wall from view. The wall was erected as a security measure to prevent break-ins (when vehicles and fuel were stolen). Since the wall has been erected these break-ins have been curtailed. The existing perimeter hedge has now grown above the height of the wall and screens the wall and most yard activity. The most effective means of screening the site from the limited view points on the A1 and Infield Lane is by supplementing and reinforcing the existing boundary hedge on the outside of the wall. The hedge, with proper management will grow thicker and taller. The suggested landscaping within the site will not be as effective in our view as enhanced planting and hedgerow management on the existing site boundary.

Whilst the Planning Officer suggests that there will be 'no tangible highway benefit', the application has been 'welcomed' by the local highway authority. The proposals are also supported by the Parish Council and by the local member.

In all these circumstances, we hope the Committee will be minded to support the application. The applicant is a significant local employer, whose business makes a significant contribution to the local economy. There is demonstrable local support for the proposals. The site is, in the applicant's view is well screened, and with appropriate management and additional planting within the existing hedge line, that screening will in short time become more effective in affording screening to the wider site.

Yours sincerely

Mike Sibthorp
Mike Sibthorp Planning

On behalf of Hutchinson Engineering Services Limited

PICTURES SHOWING THE SITE FROM INFIELD LANE AND A1 ILLUSTRATING THE EFFECTIVENESS OF THE PERIMETER HEDGE IN SCREENING THE SITE AND OBSCURING THE CONCRETE PANEL WALL

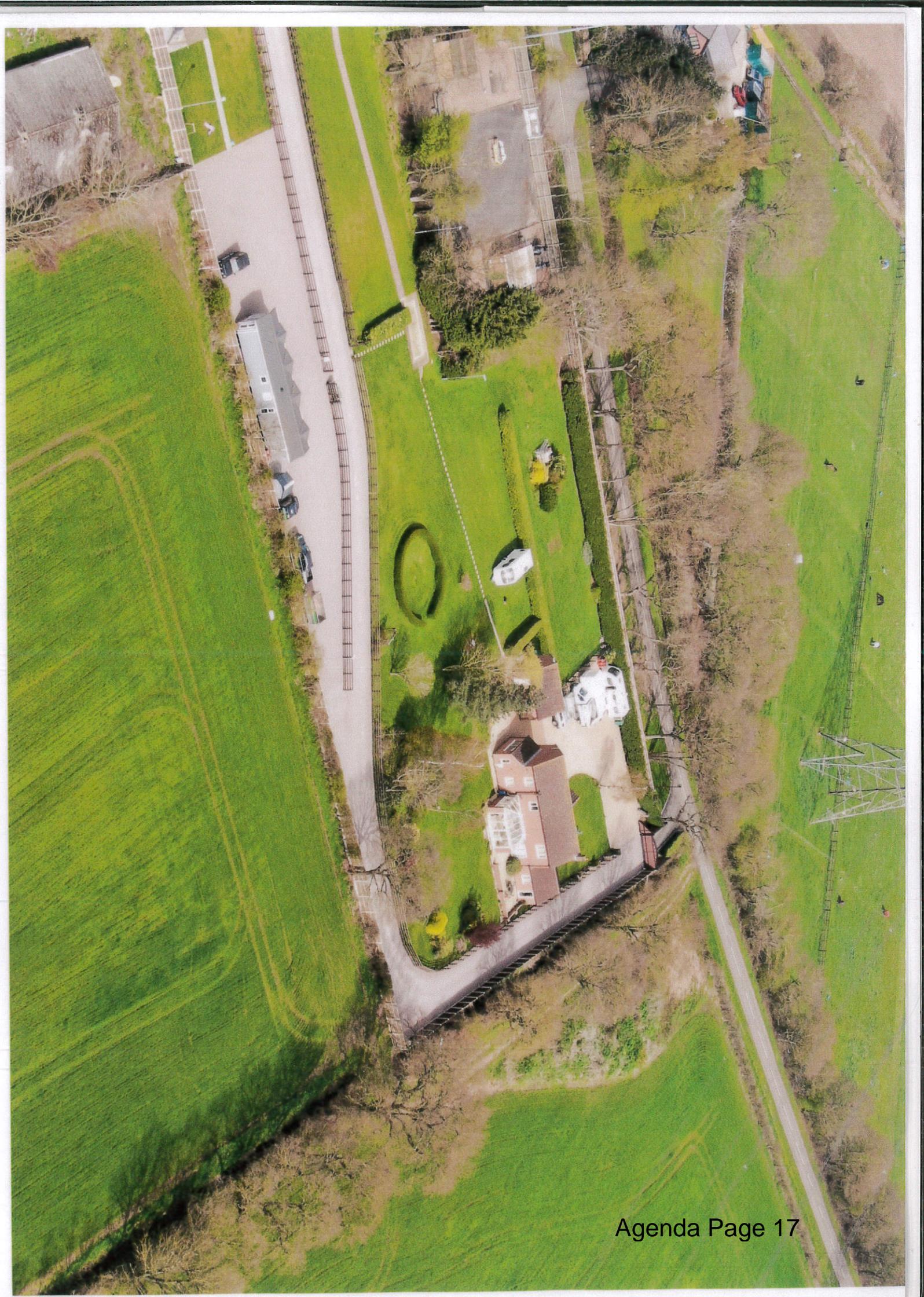




From Infield Lane near oil well compound. The present application site is on the left of the picture. The concrete panel wall is screened from view by the existing hedge. The turning area is not visible from this viewpoint.



From the A1 lay-by. From this position, the hedge screens the turning area. In time the hedge will grow to further screen the existing site.



SUNDAY MORNING 16th APRIL - BURNING ALL NIGHT.





FIRE STARTED 10 PM
HIGHWAY - POLICE & FIRE SERVICE ATTENDED
15th APRIL

TOXIC SMOKE - POLICE ATTENDED.



SUNDAY MORNING 16th APRIL.

ADJACENT FIELD TO SITE FLOODED.

