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Wednesday, 5 July 2023

Dear Councillor

PLANNING COMMITTEE - THURSDAY, 6TH JULY, 2023

Please find below the Schedule of Communications to be considered at 6 July 2023 Planning Committee.

Yours faithfully

Helen Brandham
Democratic Services Officer

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer’s Response
5 Land South of Staythorpe Road, Staythorpe	Staythorpe BESS Action Group	29.06.2023	Submission of Residents Community Survey Report dated May 2023, copy attached to this Schedule. Based on the same survey undertaken by Instinctif Partners on behalf of the applicant, to compare results.	Noted.
5 Land South of Staythorpe Road, Staythorpe	Agent	03.07.2023	<p>A document entitled “Committee Report – Clarification Notes” (a copy attached to this Schedule) has been submitted in which the agent sets out their comments on the content of the Officer Report.</p> <p>Landscape Mitigation All available landscape mitigation measures were considered throughout the design process. Alternative mitigation that was considered but subsequently excluded included:</p> <ul style="list-style-type: none"> • Bunding with landscaping – This was discounted as bunding interferes with flood drainage and therefore cannot be located in the flood zone. • Landscaping within the battery enclosure – As outline on page 44 of the Fire Safety Management Plan (FSMP), all BESS containers including transformer / PCS must be completely free of over-hanging tree branches and a minimum of 3m from the closest vegetation in accordance with NFPA 855. <p>Suggested amendments to Condition 20 and 24 as stated within the report.</p>	<p>Committee Report – Clarification Notes – noted.</p> <p>Landscape Mitigation – noted.</p> <p>Proposed Condition 20 to read:-</p> <p>“No development (other than the main access shown on Drawing No: 4951_DR_P_0004 and associated visibility</p>

				<p>splays shown on Drawing No: 4951_DR_P_0001 rev 2) shall be commenced until the main access and associated visibility splays are provided in accordance with the approved details and made available for use. Prior to the date of the first import of electricity to the site the emergency access and visibility splays shall be provided in accordance with the layout shown on Drawing No: 23065/GA/01 Rev B and shall be kept available for use at all times for the life of the development.”</p> <p>Proposed Condition 24 to include additional plan:- -Proposed Site Entrance Junction General Arrangement (Drawing No: 4951_DR_P_0004) and three plans already listed to be updated to the following:- - Primary Compound Elevations 400/132 kV Circuit Sheet 1 of 3 (Drawing No: UKGCRCL-UG-012 S1 Rev P6) - Primary Compound Elevations 400/132 kV Circuit Sheet 2 of 3 (Drawing No: UKGCRCL-UG-012 S2 Rev P5) - Primary Compound Elevations 400/132 kV Circuit Sheet 3 of 3 (Drawing No: UKGCRCL-UG-012 S3 Rev P3</p> <p>Officers recommend these two conditions to be amended as stated above.</p>
5 Land South of Staythorpe Road, Staythorpe	Agent of Battery Storage Scheme currently pending on land to the	03.07.2023	The Committee Report refers to the Agricultural Land Classification of the land to the north of this site, (for which an application is currently pending for a further battery storage site to the east of Averham). This nearby site was identified as PDA16 in the Sequential Test of this application and identified as Grade 2 (higher BMV), but it is in fact a mix of Grade 3a (lower BMV) and Grade 3b (moderate) land.	Noted. The other site (PDA16) has now been established as being a lower grade (3a and 3b) of agricultural land through on site testing and is therefore the same classification as this application site. This therefore increases the negative weighting that should be afforded to the failure to pass the Flood Risk Sequential Test of this site than is currently set out in the conclusion at the top of page 67 of the Agenda, given that the other site is on

	north (east of Averham)		The conclusion of the Committee Report states that the negative weight given to the flood risk Sequential Test is reduced by the fact that land at lower risk of flooding (PDA16) is a higher agricultural land classification.	land at lesser risk of flooding. However, this increased negative weighting would not be sufficient to tip the balance of the overall assessment of all the material planning considerations and it remains the officer view that the positives of the scheme would continue to outweigh the negatives in the overall planning balance. In the light of this, the officer's recommendation therefore remains unchanged.
6 Appleby Lodge, Barnby Road, Newark	Local Resident		<p>Concerns that there are only factors relating to this application that can be appreciated with a site visit.</p> <p>Concerns that there are cumulative highways safety concerns that would arise as a result of the development due to:</p> <ul style="list-style-type: none"> - <i>“the types of vehicles (i.e. large, heavy and long) that will be accessing the site,</i> - <i>the nature of the road (being on a blind, narrow, hump back bridge),</i> - <i>the absence of adequate pavement (i.e. no pavement in the case of the north side of the road, and a very narrow pavement on the south side), and</i> - <i>the unsafe parking immediately adjacent to the site at peak school times.”</i> <p>Appendices: Photos of Barnby Road A – showing photos taken by a 3rd party between 25 Jan and 3 Feb 2023. Photos of Barnby Road B – showing photos taken by a 3rd party on 20 Feb showing a mobile home existing from the adjacent dwelling.</p>	<p>Noted. These comments and photos have been considered by the Officer and Highway Authority and are addressed within the committee report – they do not alter the recommendation.</p> <p>Officers note that highway improvements would facilitate safe and suitable access for caravans (in relation to the Photos of Barnby Road B appendix).</p>

<p>8 Bilsthorpe Business Park</p>	<p>Officers</p>		<p>A local group (RAGE –against the Bilsthorpe Incinerator) have been seeking clarification from the local planning authority and the highways authority as to whether the transport assessment for the current application has considered the extant incinerator permission.</p>	<p>It is understood that a new application for an incinerator is likely to be submitted shortly (to Nottinghamshire County Council for consideration).</p> <p>In any case, it is confirmed that the committed development from the extant permission (referred to in the agenda papers) was considered as part of this application.</p>
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