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Thursday, 6 July 2023

Dear Councillor

**PLANNING COMMITTEE - THURSDAY, 6TH JULY, 2023**

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

Yours faithfully

Helen Brandham  
Democratic Services Officer

**PLANNING COMMITTEE – 6<sup>th</sup> July 2023**

**Late Late 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  Land South of Staythorpe Road, Staythorpe  22/01840/FULM	Agent	05.07.2023	<ul style="list-style-type: none"> <li>• This grid scale project is not the largest BESS in the UK by any means;</li> <li>• Solar Media UK June 2023 figures show that there are 19 BESS schemes consented or under construction with the capacity of at least 200 MW;</li> <li>• There are 45 BESS schemes, of at least 200 MW, which are either submitted or at pre-application stage in the UK;</li> <li>• National Grid required BESS projects of this scale to connect into the 400kV (High Voltage) network.</li> </ul>	To be noted.
5  Land South of Staythorpe Road, Staythorpe  22/01840/FULM	Staythorpe BESS Action Group	05.07.2023	Reasons for Refusal Document and map of the 4 current BESS and Solar/BESS proposals within the Parish – copies of documents attached to this Late Items Schedule.	To be noted.
5  Land South of Staythorpe Road, Staythorpe  22/01840/FULM	Case Officer	05.07.2023	The two viewpoints set out at the top of page 45 of the agenda have been incorrectly labelled as Year 1 and Year 15. They should read Year 3 and Year 7.	To be noted.

<p>5 Land South of Staythorpe Road, Staythorpe 22/01840/FULM</p>	<p>NSDC Environmental Health Officer</p>	<p>04.07.2023</p>	<p>Subject to the installed equipment being no louder than that used in the assessment, the rating noise levels at residential properties near to the development will be at or below existing background, based on a worst-case scenario with all plant operating simultaneously. This indicates the development is acceptable on noise grounds.</p>	<p>To be noted. Officer's recommend that the Noise Impact Assessments are added to the end of Condition 024, as follows:-</p> <ul style="list-style-type: none"> <li>• Noise Impact Assessment by Arcus Consultancy Services, Rev 1, May 2023 and</li> <li>• Noise Assessment Addendum by Metrica, Version 3.0, June 2023</li> </ul>
<p>5 Land South of Staythorpe Road, Staythorpe 22/01840/FULM</p>	<p>Notts Fire and Rescue Service (NFRS)</p>	<p>05.07.2023</p>	<p>Comments received on the latest version of the Fire Safety Management Plan (Rev 004), only relatively 'minor' comments are made:-</p> <ul style="list-style-type: none"> <li>• This version has reduced the expected burn time from 6-8 hours to over 2 hours and asks that this be referenced in the document;</li> <li>• NFRS is accepting in good faith that the swept path analysis for fire engines manoeuvring around the site is correct;</li> <li>• The quoting of BS5839 for alarms is correct and the developers are putting detection in the BESS containers;</li> <li>• Comments relating to suppression should be removed as there will be no suppression system in the BESS containers;</li> <li>• No reference that the tanks will have fittings to allow NFRS to fill the tank as well as extracting from it.</li> </ul>	<p>Noted. In response to these comments. It is recommended that the proposed Condition 021 be amended to now read:-</p> <p>"Prior to the date of the first import of electricity to the site, the development shall be fully implemented in accordance with the approved Fire Safety Management Plan Recommendations (Ref: 70109641.Rep.004) dated June 2023 by WSP <b>(as amended by the comments of the NFRS received 05.07.2023)</b> and shall be retained and maintained as such for the lifetime of the development."</p>
<p>5</p>	<p>Chairman for and on behalf of Averham,</p>	<p>05.07.2023</p>	<p>Planning Committee Members Briefing Pack which includes (copies of the first three documents are attached to this Late Items Schedule):-</p>	<ol style="list-style-type: none"> <li>1. To be noted.</li> <li>2. The 5 criteria listed in Spatial Policy 3 are not relevant in this case because the site is not in the</li> </ol>

<p>Land South of Staythorpe Road, Staythorpe</p> <p>22/01840/FULM</p>	<p>Kelham and Staythorpe Parish Council and Staythorpe Bess Action Group</p>		<ol style="list-style-type: none"> <li>1. Reasons for Refusal and Counter Claims to the Instinctif Partners Planning Committee Members Briefing Document;</li> <li>2. Application failures against National and Local Policy;</li> <li>3. Location map of the four known and current proposals;</li> <li>4. Community Survey Results</li> </ol>	<p>village, but in the open countryside. However, impacts of scale, need, impact and character have been assessed and are dealt with in the officer report. The report acknowledges that Policy DM8 is silent on such development in the open countryside but Policy DM4 is considered to be the policy most relevant to this proposal which does not rule out such development in principle in the countryside, subject to certain relevant criteria. The Development Plan must be considered as a whole.</p> <ol style="list-style-type: none"> <li>3. Although a screening opinion has been considered for a solar farm and associated site 3, no planning application has been submitted to date. The Local Planning Authority is not aware of any proposals for site 4.</li> <li>4. This was circulated by the previously circulated Late Items Schedule and is noted.</li> </ol> <p>The Officer recommendation remains unchanged.</p>
<p>5</p> <p>Land South of Staythorpe Road, Staythorpe</p> <p>22/01840/FULM</p>	<p>Applicant</p>	<p>04.07.2023</p>	<p>Planning Committee Members Briefing</p>	<p>Noted.</p>
<p>6</p> <p>Appleby Lodge, Barnby Road, Newark</p>	<p>Local Residents (2)</p>	<p>05.07.2023</p>	<ul style="list-style-type: none"> <li>• Concerns relating to the position of the Highway Authority and how they have undertaken their assessment. The increase of vehicles using the access will increase the risk of accidents.</li> </ul>	<p>Noted. Comments in relation to the highway concerns are addressed within the committee report – they do not alter the recommendation.</p>

		<ul style="list-style-type: none"> <li>• Concerns that the new housing near the level crossing and the access from the Highfields School proposal will only add to road and foot traffic.</li> <li>• Concerns that vehicles parking for the allotments at the bend near the site frequently do so at right angles and partly obscure the view of the road.</li> <li>• Concerns that increasing the yellow lines or other parking restrictions will not solve existing problems with people parking illegally during school runs.</li> <li>• Concerns in relation to the objection from Nottinghamshire Wildlife Trust who have valid concerns for toads and grass snakes. Other wildlife also use the site.</li> <li>• Concerns that the views of local resident shave not been adequately reflected in the committee report.</li> <li>• Concerns that the proposal will have significantly more vehicles than the site plan suggests which would result in more than 50 cars using the site (requiring a traffic assessment).</li> <li>• Concerns that the committee report is biased.</li> <li>• Concerns that a petition with 167 signatures has not been given enough weight.</li> <li>• Comments that the MP for Newark has concerns about the proposal.</li> <li>• Document 4 showing cars parked on Barnby Road</li> <li>• Concerns about potential accidents and collisions on the road and potential risk to pedestrians. Concerns that highways only measure impact by the number of past accidents.</li> </ul>	<p>Third party comments have been provided in summary in the committee report as standard and available for members to review in full should they wish. Officers have considered the concerns of third parties within their assessment. The committee report is the professional recommendation of the Officer.</p> <p>The Council has received emails from the MP office forwarding correspondence from third parties but has reiterated that they have no influence over planning decisions and has not requested that this application is called in to the Secretary of State.</p>
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9 Willow Hall Farm, Edingley 23/00890/OUT	NCC (Rights of Way)	23.06.2023	<p>Edingley Footpath no. 16 crosses the access road to the proposed site.</p> <p>There should be sufficient space on the driveway to allow cars to turn around and exit forwards over the footpath. There also needs to be clear visibility out the proposed property so path users are kept safe when using the PROW which must be kept clear and unobstructed during and after construction.</p>	Noted. These comments do not affect the recommendation.
9 Willow Hall Farm, Edingley 23/00890/OUT	NCC (Highways Authority)	27.06.2023	No highway objection subject to a condition requiring details of the following prior to commencement of development; parking and turning facilities, access widths, gradients, surfacing, street lighting, structures, visibility splays and drainage.	Noted. These comments do not affect the recommendation.