




## Schedule of Communications



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

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
Item 5 - 22/00975/FULM Knapthorpe Lodge, Hockerton Road, Caunton	Planning Officer	02.11.2023	<p>Officers note that there is an error on pg. 12 and 122 where the proposed accesses into the site are cited as being “existing farm accesses” which is incorrect. For clarity the new accesses proposed to serve the development would be located as shown below:</p> 	<p>Members to note this error – this does not change the overall conclusion of the committee report in respect of highways safety.</p>
Item 5 - 22/00975/FULM Knapthorpe Lodge, Hockerton Road, Caunton & Item 7 –	Local Residents (12)	01.11.2023- 06.11.2023	<p>Comments received from local residents in response to the published committee reports:</p> <ul style="list-style-type: none"> <li>Request that the applications are not determined until the Council has developed a policy on how they will deal with the influx in Solar Farm applications seen across this part of the District (due to the Great North Road Solar Park NSIP non-statutory consultation currently being undertaken by</li> </ul>	<p>Officers would highlight that there are already local and national policies on how Local Planning Authorities should assess planning applications for renewable energy.</p> <p>The Knapthorpe Lodge and Muskhams Wood solar farm applications must be considered on their own merits and whilst concerns from local residents are fully taken on board, the Great</p>

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22/00976/FULM – Field Reference Number 2227, Hockerton Road, Caunton (Muskham Wood)			Elements Green). <ul style="list-style-type: none"> <li>• Requests that the council strongly oppose these solar farms on the impact on agricultural land and food security, the countryside, landscape, amenity and the cumulative impact of solar on a large scale on wildlife and the local rural communities.</li> <li>• Concerns that there has been inadequate consultation on the planning applications meaning members of the public were not aware of them.</li> <li>• A number of comments received are in relation to the GNR Solar Farm consultation exercise being undertaken by Elements Green and do not specifically comments on the two applications for consideration at this committee meeting.</li> <li>• Comments state that the local MP is not supportive of these schemes.</li> </ul>	North Road (GNR) solar park is separate to the two planning applications being considered at this Committee, which must be judged on their own merits and without prejudice. The GNR solar park is at a very early stage of consultation and when this progresses through the planning process consideration will need to be given to the cumulative impacts of any existing (or consented) renewable energy infrastructure at the time.  Other concerns raised are addressed within the committee reports and do not alter the recommendations made.
Items 5 & 7 Stanthorpe Range & Muskham Wood Solar Farms	Averham, Kelham & Staythorpe Parish Council	03.11.2023	Concerns that they were unaware of the planning applications and have not been given sufficient time to comment on them. Request for the applications to be deferred so they can have sufficient time to respond to the applications.	Officers note that the Applications were validated in June 2022 and have been consulted upon multiple times including site notices and advertisements in the local press during this 16-month period. The Council has undertaken the correct notification procedures as part of the planning application process.  The Parish Council has had over 12 months to make comments on the applications and has the opportunity to do so ahead of the committee

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Items 5 & 7  Knapthorpe Grange & Muskham Wood Solar Farms	Planning Officer	03.11.2023	<p>Note that at Full Council on 17.10.2023 the Council adopted the <a href="#">United Nations Sustainable Development Goals</a> as a framework for informing our local authority's policies, work programs, functions, and initiatives.</p> <p>By doing so, the Council commits itself to aligning strategies with the national and global agenda for sustainable development and working towards achieving these goals within our sphere of influence; thus, recognising the significance of these Sustainable Development Goals as a comprehensive framework for sustainable development at the global level.</p> <p>For awareness, UN Goal 7 is achieving Affordable and Clean Energy and UN Goal 13 is Climate Action. Realising the benefits of these two renewable energy proposals would support the Council's adoption of the UN Goals.</p>	Members to note that the Council's adoption of the UN's Sustainable Development Goals is a material consideration in the assessment of these applications.
Item 8  22/01504/FUL Glebe Cottage, Main Street, Norwell	Nottinghamshire County Council Highways	23.10.2023	<p>Further to previous highway comments provided, the Highway Authority is now in receipt of a revised consultation advising that updated information has been received.</p> <p>It is noted that the site layout remains as previously commented on, and as such previous</p>	Comments noted. This does not change assessment of highways impacts outlined in the report.

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			highway comments dated 05/07/2023 are still relevant	
Item 9  23/01159/FUL – Mill Farm, Gonalston Lane, Hoveringham	Planning Officer	06.11.2023	Note that the committee report does not include the reason for referral to committee. For clarification, this application has been referred to the planning committee by Cllr Roger Jackson on the grounds that the application would be an appropriate farm diversification scheme and sufficient special circumstances in the context of development in the Green Belt.	Members to note.
Item 12  23/01186/FUL The Coach House, Church Hill, Bilsthorpe  Agenda Page 6	Agent – Claire Pendle	06.11.2023	The applicant's agent has submitted a letter of comments on the contents of the committee report, which can be summarised as follows:  <u>Principle of Development</u> The proposal would contribute positively towards meeting identified housing needs.  <u>Impact on Character and Heritage</u> The case officer and conservation officer have not duly considered the heritage benefits of the scheme i.e., - provision of an additional dwelling - removal of the existing garage - reinstatement of the historic pattern of development  <u>Impact on Residential Amenity</u> The applicant believes that the proposal reflects	Comments noted. The report concludes that there would be no heritage or public benefits that would balance or outweigh the harm identified. This does not infer there would be no benefits of the scheme, but rather none that would carry significant weight in the planning balance. Officers consider the comments therefore reflect a difference in opinion regarding how much weight should be attributed to such benefits.  Concerns regarding domestic storage were raised at pre-application stage, which resulted in a replacement garage being included in the submitted scheme (although this was subsequently removed – see report for details).  The recommendation does not seek to refuse the development on lack of details regarding access arrangements and/or sustainability features, and

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Agenda Page 7 Item 12 23/01186/FUL The Coach House, Church Hill, Bilsthorpe			<p>other relationships between dwellings locally and notes the concerns outlined in the report were not raised at pre-application stage or during the application process.</p> <p><u>Highway Safety and Parking</u>                      Issues regarding the access drive width, bin collection distances, and domestic storage were not raised with the applicant at pre-application or application stage. The applicant would have been open to discussion on these matters.</p> <p><u>Trees and Biodiversity</u>                      The proposal would reinstate the historic pattern of development and land subdivision to its original parcels of lane, including tree planting to restore the orchard.</p> <p><u>Other Matters</u>                      The report is critical of the approach to sustainability features, which again was not raised with the applicant during the application process.</p>	<p>acknowledges that such details could be secured by condition if the LPA was minded to approve the application.</p>
	Joanne & Alistair Townsend	06.11.2023	<p>Letter of Support from Neighbouring Residents of Church Close, which can be summarised as follows:</p> <ul style="list-style-type: none"> <li>- The proposed new dwelling would be a welcome addition and have no additional impact on us as neighbours.</li> </ul>	<p>Comments noted. It is considered the proposal will have a harmful impact on the character and appearance of Bilsthorpe Conservation Area as set out in the committee report and reason for refusal. The recommendation does not seek to refuse the development on access or waste</p>

**PLANNING COMMITTEE – 9 November 2023**

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			<ul style="list-style-type: none"> <li>- We do not accept that the proposal would harm the plan form and layout of the Conservation Area.</li> <li>- Shared access arrangements/long driveways are features of the existing community, which is unique and valued.</li> </ul> <p>Planning Officers appear to have fundamentally misunderstood the unique nature of the area and the unconventional collection of dwellings within it.</p>	collection arrangements, which are noted in the report for awareness.
Item 12  23/01186/FUL The Coach House, Church Hill, Bilsthorpe	Ian King & Gillian Baldwin	07.11.2023	Letter of Support from Neighbouring Residents of Keepers Quarters, which can be summarised as follows: <ul style="list-style-type: none"> <li>- The proposal would provide an additional residential property with no adverse impact on the current plot and the local area.</li> <li>- There would be no negative impact on the Conservation Area.</li> </ul>	Comments noted. It is considered the proposal will have a harmful impact on the character and appearance of Bilsthorpe Conservation Area as set out in the committee report and reason for refusal.
Item 13  23/01160/HOUSE  Field Side 6 Caythorpe Road Caythorpe NG14 7EB	Applicant	02.11.2023	The applicant has made a number of comments in relation to the report and provided points of clarification in relation to certain points. <ul style="list-style-type: none"> <li>• They are seeking to replace existing UPVC windows with more traditional looking <b>wood casements</b> [reference Section 3: The Proposal and Section 7 'Impact on the Visual Amenities of the Area'</li> <li>• Roof tiles will be of a natural material</li> </ul>	Comments noted, however they do not change the recommendation which is an in principle Green Belt refusal. The clarification does not represent a very special circumstance to outweigh the harm.

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			<ul style="list-style-type: none"><li>• Insulation treatment would be provided to all new external walls</li></ul>	
Item 14  23/01737/ADV – Former M&S, 32 Stodman Street, Newark	Newark Town Council	02.11.2023	No Objection was raised to this application at Newark Town Council's Planning meeting held on the 1st November, 2023.	Members to note.