



**NEWARK &
SHERWOOD**
DISTRICT COUNCIL

Schedule of Communications (2)

PLANNING COMMITTEE – 9 November 2023

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 & Item 7 – 22/00976/FULM – Field Reference Number 2227, Hockerton Road, Caunton (Muskham Wood)	Local Residents (2)	08.11.2023	<p>Comments received from local residents in response to the published committee reports:</p> <ul style="list-style-type: none"> Concerns reiterated in relation to the impact on the character of the area, ecology, cumulative impact on the area, residential amenity, loss of agricultural land, insufficient community consultation and length of temporary consent. <p>An email sent to Members by a local resident raises concerns about:</p> <ul style="list-style-type: none"> The determination process and the council not disclosing legal advice under the FOI act. Insufficient community engagement. Concerns about the Great North Road solar park consultation being undertaken by Elements Green and that these decisions should be paused until the Council has identified a way to 'deal with' these types of applications. Landscape and visual amenity. Impact on Public Rights of Way The LVIA review undertaken by the Councils consultant and the application not being revised to overcome the harm identified. Impact of Glint & Glare. Conflict with Local and National policies. 	<p>The concerns raised are addressed within the committee reports and do not alter the recommendations made.</p> <p>In response to these comments, for the avoidance of doubt:</p> <ul style="list-style-type: none"> Legal advice is exempt from Freedom of Information requests. Both layout plans were amended by the Applicant following the Council's independent review of the LVIA with areas of panels being omitted and a larger corridor for the PROWs. <p>The GNR Solar Park Consultation is separate to the determination of these applications.</p>
Item 5 - 22/00975/FULM Knapthorpe Lodge, Hockerton Road, Caunton &	Agent	08.11.2023	<p>The agent has provided a document explaining key facts about the landscaping proposals as follows:</p> <p><u>Knapthorpe Grange:</u></p> <p>Proposed Landscape Elements</p> <ul style="list-style-type: none"> 74.4Ha of Modified Grassland (underneath 	<p>Noted. The benefits and impacts of these elements of the scheme are considered in the committee reports.</p>

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<p>Item 7 – 22/00976/FULM – Field Reference Number 2227, Hockerton Road, Caunton (Muskham Wood)</p>			<p>panels and to the north of the compound area)</p> <ul style="list-style-type: none"> • 5.6Ha of Arable Field Margins (at field boundaries) • 0.3Ha of Native Structural Buffer Planting (in proximity to the compound area) • 40m of Gapping up of Existing Hedgerows (at field site entrances) • 1.65km of Proposed Native Hedgerows (Along boundaries of the site) • Enhancement of existing hedgerows (across the site). <p>Removed Landscape Elements:</p> <ul style="list-style-type: none"> • 23m of Hedgerow Removed (to accommodate infrastructure/accesses etc.) • 4 no. Trees (to the north of the compound area for access purposes and individual trees along field boundaries due to poor quality). <p><u>Muskham Wood:</u></p> <p>Proposed Landscape Elements</p> <ul style="list-style-type: none"> • 1.9Ha of Retained Neutral Grassland (north of the woodland) • 70.2Ha of Modified and Neutral Grassland (underneath panels and to the north of the compound area) • 3Ha of Arable Field Margins (at field boundaries) • 1.9Ha of Native Structural Buffer Planting (to the east of the site) 	
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			<ul style="list-style-type: none"> • 30m of Gapping up of Existing Hedgerows (along the eastern boundary of the site and along the footpath routes) • 1.8km of Proposed Native Hedgerows (across the site and adjacent to the footpath routes) • 20 no. Additional Semi-mature Trees (along the eastern boundary) • Enhancement of existing hedgerows (across the site). <p>Removed Landscape Elements:</p> <ul style="list-style-type: none"> • 15m of Hedgerow Removed (to accommodate infrastructure/accesses etc.) • 2 no. Trees (along the eastern and southern field boundaries due to poor quality/category U value) 	
<p>Item 5</p> <p>22/00975/FULM</p> <p>Manapthorpe Lodge, Lockerton Road, Saunton</p>	Officer	08.11.2023	<p>Note there is a missing word on pg. 33, para 4 which should read:</p> <p>“The original Heritage Statement concludes that the Site has some potential to contain archaeological remains which are contemporary to Earshaw Hall Moat. The removal of such remains was concluded to have the potential to result in less than harm substantial at the lowest end of that spectrum, to the significance of the Scheduled Monument through changes to its setting. [...]”</p>	For Members to note.
Item 6	Local Residents (13 No in total)	24.10.2023 – 7.11.2023	13 No. additional representations received from local residents and are summarised below (including	The objections raised have been addressed in the Officer Report and the recommendation remains

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<p>Oak Tree Stables, Sand Lane, Besthorpe NG23 7HS – 22/01203/FULM</p>			<p>1 anonymous and therefore not summarised):-</p> <ul style="list-style-type: none"> • They still object - none of their previous points of concern or fundamental objections have been addressed; • The application is disproportionate for the size of Besthorpe (a small rural community), leading to a significant increase in population, increased traffic and safety hazard on local narrow unlit roads - increasing the strain, a natural increase in crime levels and stress on local infrastructure; • No public facilities or amenities and minimal public transport, leading to increased car journeys, making it an unsustainable development and Collingham facilities are already over stretched; • The report is misleading. Besthorpe is not reasonably connected to Collingham as is set out in the facts below: <ul style="list-style-type: none"> - There is a bus service but it makes no routine or scheduled stops in Besthorpe, it's a phoneabus service only and requires a min of 2 hours notice if you would like to have the bus stop in the village; - Mon to Fri there are 4 times you can catch a bus to Collingham (or onwards) from Besthorpe – these are 07:56; 09:24; 14:26, 17:16 (same number of times at a weekend, but times vary); - To return to Besthorpe there are 3 options Mon – Fri from Collingham and these are 13:36, 14:36, 16:21 (arrival times in Besthorpe); 	<p>unchanged.</p>
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<p>Agenda Page 6</p>			<ul style="list-style-type: none"> - This booking lines for the bus are open at 9am and close at 5:30pm. <p>The proposal is thereby contrary to Criterion 2 of Core Policy 5, and demonstrates the lack of factual accuracy of the report;</p> <ul style="list-style-type: none"> • No public footpaths and street lighting on Sand Lane would represent a Health and Safety risk; • Being visible from the main road and Besthorpe Conservation Area, the number of caravans and parking would be detrimental and change the appearance of the village significantly; • Additional noise, light and other pollution would have adverse impact on local wildlife and the SSSI ‘Besthorpe Warrens;’ • Not surprised the Ecology Report identifies little is thriving on this site now due to disturbance, noise, clearance during bird nesting and loose dogs; • No doubt changes have already been made to the stable building – adding doors and installing ceilings, therefore excluding/disturbing any bats and other wildlife early on in their occupation; I have observed birds nests in the rafters of this building in 2022 whilst clearing the site for the previous owner; • Would be out of character with the rural and serene nature of the village; • Concern that proposed camp could irreversibly alter the unique charm and community spirit of Besthorpe; • Size of proposed development in relation to the size of the plot; • Concerns over loss of planting to create visibility splay and has the highway agency physically 	
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<p>Agenda Page 7</p>			<p>confirmed these measurements when trees and hedgerow was in full leaf?;</p> <ul style="list-style-type: none"> • Insufficient depth to front to gate to allow pulling vehicle and caravan to be accommodated without causing obstruction on the lane, whilst the gate is opened; • Static caravans seem to have grown in size. The legal definition of a caravan is it must be capable of being moved in one section; • Lack of clarity over two existing statics on the site and whether they will be re-sited; • Package water treatment plant seems to be of insufficient size and no capacity has been noted on plan; • No fire point allocated or hydrant but would not work due to low water pressure; • Site is sandy soil so to be compacted and covered in hardcore would hamper its free draining nature resulting in ground water logging in the event of severe rainfall; • A1133 flooded again recently and was closed with all traffic diverted along Sand Lane, past the site which will become more common in the future with climate change, calling into question the safety of such a large densely populated site here as proposed; • It would contravene the Newark and Sherwood Development Plan; • Conflict with recent planning approaches around Besthorpe; • As the site is already occupied, current requirements are being flouted and sets an extremely worrying precedent regarding future adherence and enforcement; 	
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<p>Agenda Page 8</p>			<ul style="list-style-type: none"> • The Planning Statement states these travellers have nowhere to go but note none of the proposed residents have a Tolney Lane address and the applicant is missing from the list; • The suggestion that this should be approved may influence the decision of the Planning Committee and it is not a neutral stance in light of the large no of objections; • Recent changes to plans were not notified to all village residents and timescales for objections to be lodged have been insufficient; • It fails to respect and understand the settled community’s views, which have been ignored; • The subject application is being treated more favourably than might an application for an equivalent development by the settled community and this is not acceptable. Other established sites can only be extended at the cost of the Council to mitigate flood risks and the Council CHOOSING not to bear this cost is outrageous; • There is missing information and conjecture within the report and there are ample reasons for rejecting the application, as outlined by the objections form the local community, which should be considered seriously; • Limitations faced by the Council should not compromise the integrity of the planning process or lead to a decision not in the best interests of the residents and community as a whole; • The need for pitches means special dispensations may be applied and result in granting exemptions to established sites in an area that would otherwise be deemed unsuitable would be a 	
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			form of positive discrimination, potentially favouring one group over others, which would undermine the integrity of the planning process and raise broader implications for community cohesion. Striking a balance between addressing the needs of these communities and upholding impartiality in land use decisions is a complex challenge that necessitates a careful examination of both the moral and legal dimensions.	
<p>Item 9</p> <p>Mill Farm, Gonalston Lane, Hoveringham, NG14 7JJ - 23/01159/FUL</p>	Agent	08.11.2023	<p>Comments from the agent in response to the committee report which state:</p> <p>“In terms of ‘very special circumstances’ associated with this scheme which should weigh in favour of permission being granted:-</p> <ol style="list-style-type: none"> 1. This wedding venue venture is part of a farm diversification scheme that would not only support the existing farm business but would also make a significant contribution to the rural economy. 2. The additional income brought in from holding weddings enables the Applicant to secure the future of their farm business and alleviate cash flow pressures during the summer months. 3. Mill Farm is firstly a farm, with only seasonal use of the farm buildings proposed as a wedding venue and ultimately this additional income would contribute to the sustainability of the family business. 4. The wedding venue creates various employment opportunities for many local people and businesses, thereby contributing to the rural economy. 5. We would also highlight the direction of travel in relation to the Government’s commitment to 	All of these matters are covered within the committee report and do not alter the Officer recommendation.

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<p>Agenda Page 10</p>			<p>supporting farm diversification proposals and the agricultural sector/rural economy.</p> <p>6. Members will have seen from the Site Visit that the use of the buildings for weddings has not been harmful to the buildings themselves, remembering as well that they would only be used for events between April-October in any case.</p> <p>7. The scheme overall would deliver positive public benefits that should be weighed against any potential harm perceived in Green Belt terms.</p> <p>Through this application process the notable changes made by the Applicant are:</p> <ul style="list-style-type: none"> • Reduction in maximum guest capacity from 100 guests down to 80. • Reduction in number of events annually from 60 down to 35 events only (and only between April-October). • Omission of the area identified for the proposed catering marquee and identification of an area for a catering van within the courtyard of buildings • Relocation of the car parking area one field to the west of the original location and omission of any proposed surfacing (i.e. the field would remain as grass). • Omission of rooflights from the main barn. • Incorporation of Mill Farmhouse into the proposed change of use as a ceremony space and holiday let (year-round). • Additional reports have also been submitted in response to concerns raised in relation to highways safety, noise and protected species. 	
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			<p>No adverse impacts have been identified in respect of amenity impacts, noise, flood risk, ecology, heritage or traffic/highways safety.</p> <p>It must also be acknowledged that Permitted Development Rights would permit the temporary use of land for any purpose for not more than 28 days in total in any calendar year (subject to certain limitations) and thus other parcels of land within the Applicant’s holding on Mill Farm could be used for holding events such as weddings and this would result in a level of impact on the openness of the Green Belt. The above position represents a legitimate “fall-back” position and if this situation were to arise, would equally impact the openness of the Green Belt.”</p>	
<p>Item 10</p> <p>Land adjacent to Fosse Road, Farndon NG24</p> <p>UB – 23/01429/FUL</p>	<p>Officer update following advice from the Environment Agency</p>	<p>08.11.2023</p>	<p>The paragraph at the top of page 203 of the agenda is to be amended to read as follows:-</p> <p>“However, in order to successfully prevent the displacement of flood waters onto other sites elsewhere, from the additional volume taken up by the elevated access road, the compensatory storage area would need to be located on the edge of Flood Zone 2 but extended into the Flood Zone 1 area, at a lower ground level. In this case, there is a distance of 2-3m between the edge of the proposed flood compensatory storage area and the edge of Flood Zone 2. This lack of physical connection between the two means that the proposed compensatory storage area would be of no beneficial use in compensating for the elevated driveway. This does not therefore provide any acceptable form of mitigation.”</p>	<p>On the basis of the advice obtained from the Environment Agency, the recommendation remains unaltered but the Reason for Refusal amended to delete the last sentence only which starts “In addition,”</p> <p>The remainder of the reason for refusal remains unchanged. Officers remain convinced that the failure to pass the Sequential Test is a sufficient and robust enough reason for refusal in its own right.</p>

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			<p>The bold sentence in the final paragraph on page 205 of the agenda is to be amended to read as follows:-</p> <p>“Furthermore, the proposal would also increase flood risk elsewhere as the proposed flood storage compensatory area is not physically linked or connected to the defined boundary of Flood Zone 2 and so it would be of no beneficial use.”</p> <p>Having sought additional advice from the Environment Agency on the matter of compensatory flood storage within Flood Zone 2, they have advised that in this case, they would not require such a development in this flood zone to provide flood storage compensation, in any event.</p>	
<p>Item 15</p> <p>97 South Avenue, Rainworth, NG21 0JH - 23/01213/HOUSE</p> <p style="writing-mode: vertical-rl; transform: rotate(180deg);">Agenda Page 12</p>	<p>Agent – Dawid Kornata</p>	<p>08.11.2023</p>	<p>The agent has provided some clarity regarding the construction - due to the structural engineer's recommendation, the rebuilding process was carried out using block instead of brick. Consequently, the decision was made to finish the house in render.</p> <p>Map and photos are provided, showing various houses constructed with different materials on Python Hill Road and South Avenue.</p> <p>Photos of porches of some nearby dwellings have been provided, stated that all the porches in the surrounding neighbourhood exhibit unique designs, lacking uniformity in their appearance.</p>	<p>Noted. The impacts of these elements of the scheme are considered in the committee reports.</p> <p>Noted. Some of these developments may be subject to enforcement investigations/actions. Detailed at Appendix 1.</p> <p>Noted. The impacts of these elements of the scheme are considered in the committee reports. Some of these porches may be carried out under permitted development or subject to enforcement investigations/actions.</p>
<p>Item 16</p>	<p>Officer update</p>	<p>08.11.2023</p>	<p>As referred to in Item 10, having sought additional</p>	<p>The recommendation offered to Members is therefore</p>

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Lorry and Coach Park, Great North Road, Newark On Trent NG24 1JY – 23/01604/FUL	following advice from the Environment Agency	<p>advice from the Environment Agency on the matter of compensatory flood storage within Flood Zone 2, they have advised that in this case, they would not require such a development in this flood zone to provide flood storage compensation.</p> <p>As such the reference within the report on pages 292 and 294 in relation to the requirement for flood compensatory storage is no longer required in order to be acceptable in flood risk terms.</p>	altered to planning permission to be approved subject to the conditions set out within the agenda.
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Appendix 1

	Address	development	Application received	
1	102 South Ave	Garage in render finish	Permission of the garage obtained from PP 09/01707/FUL The garage is proposed to have a rendered finish which will match the adjacent property's existing garage. The materials are therefore considered to be acceptable.	
2	94 Python Hill Rd	<ul style="list-style-type: none"> • beige render and blue render • Porch 	No planning record for porch or rendering.	
3	67 Python Hill Rd	Porch	No planning record.	
Agenda Page 13	92 South Ave	Stone cladding	No planning record.	
	86 South Ave	Rendered	<ul style="list-style-type: none"> • 97/51638/FUL - ACCESS RAMP FOR A DISABLED PERSON (PER 28.04.1997) 	
	80 South Ave	Painted	No planning record.	
	76 South Ave	Painted	No planning record.	
	75 South Ave	Rendered	No planning record.	
	82 Python Hill Rd	Stone cladding	No planning record.	
	80	65 Python Hill Rd	Stone cladding	<ul style="list-style-type: none"> • No planning record in relation to stone cladding. • 05/01916/FUL – conservatory to rear (PER 07.10.2005)
	11	60 Python Hill Rd	Painted	No planning record.
	12	58 Python Hill Rd	Pebble dashed	No planning record.
	13	56 Python Hill Rd	Stone cladding	No planning record.
14	54 Python Hill Rd	Pebble dashed cream	<ul style="list-style-type: none"> • No planning record in relation to stone cladding. 	

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		render (painted?)	
15	52 Python Hill Rd	Polystyrene Insulated and rendered	<ul style="list-style-type: none">• No planning record in relation to stone cladding.
16	55 Python Hill Rd	painted grey and white	No planning record.
17	44-48 Python Hill Rd	Render	No planning record.
18	41 Python Hill Rd	pebble dashed	No planning record.