

**PLANNING COMMITTEE – 3 August 2021**

**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	Applicants; Dr & Mrs Mehta	23.09.21	<p>Supporting letter:</p> <p>As residents of Westgate we enjoy and appreciate the historic nature of the area and our proposal seeks to restore the dilapidated site and boarded up frontage to improve the street view of Westgate.</p> <p>The land of the proposed development was an industrial yard consisting of a cement store, black smiths, car workshop and machine shop. Over the years this has fallen in to a state of disrepair with collapsed buildings and old machine debris.</p> <p>We consider the current proposal will have a positive impact on the conservation area by creating a more attractive frontage and sympathetically restoring the historic form of Becketts Yard.</p> <p>Only one resident has raised concerns and we would like to respond to their recent comments below:</p> <p>All information on the recent document (21_00759_FUL-S_EVANS-1193405.pdf) is now irrelevant as it's based on the previous plans (SK010E) requested by Nottinghamshire County Council Highway Department (where the entrance wall was fully removed), there are now walls introduced as the Conservation officer's request and as our original intent. They were removed when it was seen as the only solution to achieve the HE restraints. This new submission is a reasonable compromise to retain the historic wall as much as is practical within the Highways restraints. The reinstatement of the current roofless, derelict workshop building is also proposed to improve the historic frontage of Westgate.</p>	<p>Noted. No requirement for response as doesn't change the recommendation.</p> <p>Reference to Highways England is mistaken and it's actually Nottinghamshire County Council Highways Authority who have jurisdiction here.</p>

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			<p>Highways requirements have been extensively discussed with Highways England and the current plans (SK010F HIGHWAYS 1) have highways support.</p> <p>Historic Outbuilding. In our opinion the Historic Outbuilding does not form part of the Westgate vista as it is significantly recessed behind No.45. The outbuilding is mostly comprising of modern brick and is in a significant state of disrepair. It is quite misleading to state only 10% is modern brick.</p> <p>A survey previously carried out stated the following: "The brick and pantiled outbuilding is in poor condition and requires a considerable amount of work including rebuilding the brickwork and renewing the roof." (Nigel Carnall, Barnes Chartered Surveyors: Report Dated 06.06.2019)</p> <p>The outbuilding is currently held up by scaffold support and poses an imminent risk of collapse.</p> <p>The date a Conservation Area is designated does not mean only the buildings present at the time are part of an area's heritage. There is a significant period of time where buildings did exist here and as per the neighbours previous report some of these buildings (although he calls them sheds) were still in existence up until last year "The sheds were standing up until 2020 when they fell into disrepair. The walls of these sheds can still be seen." (21_00759_FULS_EVANS-1193405.pdf). They were walled buildings.</p> <p>The application is for a two bedroom house, not a four bedroom house. The required parking is two spaces as stated in the Newark &amp; Sherwood</p>	

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			<p>local development framework residential cycle and car parking standards &amp; design guide final draft January 2021</p> <p>We followed the recommendations from the officers during the Pre-App and have worked closely with the planning department throughout this process. The planning officer has recommended approval and the proposal is therefore considered to be in accordance with the local development plan.</p> <p>We therefore respectfully request that you support the planning officer's recommendation of approval</p>	
5	Neighbours at 47 Westgate	29.07.21	<p>Comments in support (summarised):</p> <p><b>Parking:</b> There is barely enough space for two cars as existing with cars frequently overlapping the yellow lines. Know from experience the significant safety advantage of having no vehicles parked there, in terms of traffic emerging westwards from Nottingham Road. We are therefore comfortable with the resulting loss of a parking space.</p> <p>Although there is plenty of space for 4 cars to park in front of Nos 45-49, drivers are sometimes inconsiderate, leaving room for only 3. White demarcation lines would help considerably to ensure all 4 spaces can be used.</p> <p><b>Safety:</b> On numerous occasions, vans/trucks/lorries have used the existing no.45 driveway to make deliveries. This has been achieved by reversing down the drive, enabling a forwards departure. There have been no accidents at all at this spot in the last 26 years, despite the very narrow driveway</p>	Noted. No officer response required.

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			<p>entrance. With the benefit of the greatly improved visibility splay things will obviously be even safer.</p> <p><b>Outbuilding:</b> The rear of the old No.45 outbuilding faces directly into our garden and its dilapidated condition has always been very evident. Surveyor advised that it would need to be rebuilt and the cost would be prohibitive. Too small for garage and acknowledge the need for its loss.</p> <p><b>General:</b> Appreciate the considerable lengths that the applicants and their architect have gone to in order to address potentially challenging issues in a conservation area; and we remain of the opinion that the design is intelligent, eco-friendly and sympathetic in style to the older properties in the area including our own (c.1760).</p>	