

PLANNING COMMITTEE – 7 September 2021

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land off Sandhills Sconce, Tolney Lane	Agent	05.09.2021	Having read the concluding sentence of the Committee report, the agent written to state that they have taken further instructions from their clients and whilst they would obviously still prefer a permanent permission, they have confirmed that they would be willing to accept a further temporary permission for 2 years on this current application, as opposed to the potential of receiving a refusal of permission now and having to re-apply again in the coming months.	<p>Noted. The case officer considers that this would be a pragmatic way forward and would raise no objection to an amendment to the existing recommendation before Members to permit the granting of a temporary planning permission for a further 2 years.</p> <p>However, the Environment Agency has stated within their comments that should the Council be minded to approve a further temporary planning permission, that they wish to be re-consulted. This re-consultation process has commenced today (07.09.2021)</p> <p><u>AMENDED RECOMMENDATION:</u></p> <p>Subject to no objection from the Environment Agency, that planning permission be granted on a temporary basis for a further two years, subject to the conditions listed below.</p> <p>If the Environment Agency raises an objection, the application will be brought back to the next available Planning Committee meeting for further consideration.</p> <p>01 The use hereby permitted shall be carried on only by the following and their resident dependents:</p> <ul style="list-style-type: none"> o Steven and/or Cherylanne Coates; o Adam and/or Florence Gray o Zadie Wilson (soon to be Knowles) and/or Joe Knowles

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				<ul style="list-style-type: none"> o Danny and/or Marie Knowles o Richard and/or Theresa Calladine o Edward and/or Margaret Biddle o Steven and/or Toni Coates and Peter Jones o Amos and/or Jaqueline Smith o John and/or Kathy Hearne o Susie and/or Billy Wiltshire <p>And shall be for a limited period being the period up to 30 November 2023, or the period during which the land is occupied by them, whichever is the shorter. When the land ceases to be occupied by those named in this condition 1, or on 30 November 2023, whichever shall first occur, the use hereby permitted shall cease and all caravans, materials and equipment brought on to the land, or works undertaken to it in connection with the use shall be removed and the land restored to its condition before the development took place in accordance with a scheme approved under condition 7 hereof.</p> <p>Reason: In the recognition of the current need for gypsy and traveller sites within the District and to allow for further assessment of alternative sites to meet this need including sites at less risk of flooding in accordance with the aims of Core Policy 10 of the Newark and Sherwood Amended Core Strategy (March 2019).</p>

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				<p>02 No more than 20 caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, of which none shall be a static caravan, shall be stationed on the site at any time.</p> <p>Reason: In order to define the permission and protect the appearance of the wider area in accordance with the aims of Core Policy 13 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>03 No commercial or industrial activities shall take place on this site, including the storage of materials associated with a business.</p> <p>Reason: In the interests of the appearance of the surrounding area and the amenities of surrounding land uses in accordance with the aims of Core Policies 5 and 13 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>04 No vehicles over 3.5 tonnes shall be stationed, parked or stored on this site.</p>

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				<p>Reason: In the interests of the appearance of the surrounding area and the amenities of surrounding land uses in accordance with the aims of Core Policies 5 and 13 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>05 Within 3 months of the date of this permission, all of the solid walls and close boarded fences erected on the site shall be demolished and the resultant debris removed from the site and those walls and fences shall be replaced with post and rail fences, all in accordance with the plan showing the layout of the site received by the Council on 5 April 2012, but that providing where that plan indicates a "new wall" at the access to the site, that shall also be a post and rail fence.</p> <p>Reason: In the interests of reducing flood risk in accordance with the aims of Core Policies 5 and 10 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>06 Within 3 months of the date of this permission, the ground level within Pitch 8, which is identified on the plan showing the layout of the site received by the</p>

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				<p>Council on 5 April 2012, shall be reduced so that, at the south-western boundary of Pitch 8, corresponds with the unaltered ground level on the other side of the south-western boundary fence, so that in all other respects, the ground level within Pitch 8 is no higher than the levels indicated for that area on Site Levels Drawing No 1636.A.2 received by the Council on 5 April 2012. All resultant materials shall be removed from the site.</p> <p>Reason: In the interests of reducing flood risk in accordance with the aims of Core Policies 5 and 10 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>07 The scheme for the restoration of the site to its condition before the development took place, as shown on the submitted and approved on Drawing No 1636.A.3 dated July 2014, shall be carried out and completed in accordance with the stated timetable. At the end of the period for which planning permission is granted for the use, or the vacation of the site, whichever is the sooner, the site shall be restored in accordance with the approved drawing and the approved timetable.</p> <p>Reason: In order to protect the long term appearance of the area in accordance with the aims of Core Policy 13 of the Newark and Sherwood Amended Core Strategy (March</p>

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				<p>2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p> <p>08</p> <p>The use hereby permitted shall cease and all caravans, equipment and materials brought onto the land for the purposes of such use shall be removed within 6 months of the date of any failure to meet any one of the requirements set out in (i) to (vii) below:</p> <p>(i) Within 28 days of the date of this permission, each of the residents named in condition 1 hereof (hereafter referred to as the residents) shall (a) register with the Environment Agency's Floodline Warnings Direct Service (hereafter referred to as the Flood Warning Service which expression shall include any replacement for that Service provided by the Environment Agency); and (b) provide the local planning authority with confirmation from the Environment Agency that they have done so;</p> <p>(ii) Each of the residents shall maintain their registration with the Flood Warning Service (or any replacement service) throughout the life of this permission and shall provide the local planning authority with further confirmation from the Environment Agency that they are registered within 28 days of each of the following: (a) the second anniversary of the date of this permission; and (b) any written request from the local planning authority for such confirmation;</p>

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				<p>(iii) Each of the residents shall notify the Local Planning Authority in writing of the locations to which they could evacuate in the event of a Flood Alert, together with their current telephone contact details within 28 days of each of the following: (a) the date of this permission; (b) the second anniversary of the date of this permission; and (c) any written request from the local planning authority for such details;</p> <p>(iv) Throughout the life of this permission, no less than 3 of the residents shall be nominated as Flood Wardens for the site. Details of the nominated Flood Wardens including names and telephone numbers shall be provided within 28 days of the date of this permission to the Local Planning Authority. Thereafter, the names and telephone numbers of the Flood Wardens shall be confirmed in writing to the Local Planning Authority within 28 days of each of the following: (a) any change to the identity of any of the nominated Flood Wardens; (b) the second anniversary of the date of this permission; and (c) any written request from the local planning authority for such details;</p> <p>(v) Within 8 hours of a Flood Alert, this being the first alert issued through the Flood Warning Service, all of the residents will evacuate the site, bringing all caravans and vehicles with them;</p> <p>(vi) Within 10 hours of a Flood Alert the Flood Wardens, or any one of them, will confirm to the Local Planning Authority that all of the residents have evacuated the site; and</p>

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				<p>(vii) None of the residents shall return to the site until notice is issued through the Flood Warning Service that the Flood Alert is at an end and the all clear has been given.</p> <p>Reason: In the interests of reducing flood risk in accordance with the aims of Core Policies 5 and 10 of the Newark and Sherwood Amended Core Strategy (March 2019) and Policy DM5 of the Newark and Sherwood Allocations and Development Management DPD (July 2013).</p>

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6 Land at Fernwood	NCC	07.09.2021	<p>Email received stating the following:</p> <p><i>The 7th September 2021 Planning Committee includes a report 'Land at Fernwood South (16/00506/OUTM)'. The report states that the comments from Nottinghamshire County Council requested that the bus stop infrastructure monies should be added into the Section 106 rather than be controlled by condition.</i></p> <p><i>It is important to note that the above reference to bus stop infrastructure monies is incorrect, and has been confused with the Bus Service Contribution. The request from Nottinghamshire County Council is that the Bus Service Contribution should be added into the Section 106, as it was omitted from the 6 October 2020 Planning Committee. Therefore the reference to bus stop infrastructure at Appendix 2 should be amended to Bus Service Contribution. The £525,000 value of the Bus Service Contribution set out in Appendix 2 will be subject to indexation, back-dated to the 13 September 2016 Committee approval date for the Outline Application – the contribution was included in the March 2016 Transport Assessment / Travel Plan. Discussions are in hand regarding the Section 106 Agreement.</i></p>	To be noted.

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			<p><i>Bus Stop infrastructure requirements are covered by Planning Conditions 4 – Phasing; 24 – Travel Plan and 37 of the Committee Approval and included at Appendix 1. These should be retained.</i></p> <p><i>Please can the above clarifications and corrections be brought to the attention of this afternoon's Planning Committee meeting.</i></p>	
7 Halloughton Planning Appeal	Southwell Civic Society	07.09.2021	<p>“The Civic Society strongly opposes the proposed amendments to the appeal submitted by the applicant.</p> <p>As pointed out by many other correspondents, the amendments proposed are so trivial that they do not seriously address the fundamental objections to the original scheme.</p> <p>Refusal of the initial application was based on many well founded, substantial objections and we urge the District Council to reject the amendments.</p> <p>We would like to confirm our previous submissions and endorse the detailed objections to the proposed minor amendments made by John and Rose Martindale.”</p>	Noted. No officer response required.