

## PLANNING COMMITTEE – 18 JANUARY 2022

<b>Application No:</b>	<b>21/02210/FUL</b>	
<b>Proposal:</b>	<b>Proposed change of use of land for the siting of 3 no. holiday lodges and creation of a wildflower meadow</b>	
<b>Location:</b>	<b>Woodlands Livery, Beckingham Road, Coddington, Newark On Trent, NG24 2QU</b>	
<b>Applicant:</b>	<b>Mr and Mrs Briggs - Price</b>	
<b>Agent:</b>	<b>GraceMachin Planning &amp; Property</b>	
<b>Registered:</b>	<b>13.10.2021</b>	<b>Target Date: 08.12.2021</b> <i>Extension agreed to 21.01.2022</i>
<b>Application File:</b>	<a href="#">21/02210/FUL   Proposed change of use of land for the siting of 3 no. holiday lodges and creation of a wildflower meadow   Woodlands Livery Beckingham Road Coddington Newark On Trent NG24 2QU (newark-sherwooddc.gov.uk)</a>	

**The Parish Council have commented in objection to the proposal, which is contrary to the Officer recommendation. As a result Councillor J Lee has requested to call in this application to Planning Committee on the grounds that the development would be inappropriate in the open countryside and due to concerns about loss of trees.**

### The Site

The application site is approx. 65m x 40 m and lies on the northern side of the A17, close to the Beckingham Road Roundabout at Coddington (west). The site is accessed via the existing Livery access which is directly off the A17 and lies directly to the north to the existing stable building and land which recently gained consent for the erection of an equestrian storage barn. Stapleford Woods lies to the NE of the site and Newark Golf Course lies to the south across the A17. Coddington Moor (a residential dwelling) lies to the west but surrounding land comprises open countryside. Views into the site from the highway to the south are limited as the southern boundary comprises dense trees. There is an L shaped stable building in the SE corner of the wider site adjacent to the highway and a number of post and rail fences separating paddocks within the wider livery site. Boundaries otherwise comprise tree lines and hedgerows. Whilst there are sporadic residential properties located off the A17/Beckingham Road the application site lies outside of any defined village – the site is therefore within the Open Countryside.

### Relevant Planning History

**21/00570/FUL** – Equestrian storage barn and re-surfacing of existing yard – Permitted 04.05.2021

**20/01414/FUL** - Erection of new 2 storey dwelling – Refused 16.09.2020

**12/00273/FUL** - Temporary siting of mobile home for period of 3 years – Refused 03.05.2012

**13/00549/FUL** - Temporary siting of mobile home for period of 3 years – Refused 28.06.2013

### The Proposal

The application seeks full planning permission for the change of use of the land and the siting of 3 no. holiday lodges located adjacent to the eastern and northern boundaries of the site set back approx. 80m from Beckingham Road.

The 2 no. 2 bed lodges would provide a kitchen, an open plan dining/sitting area with two bedrooms, one en-suite and a main bathroom. The 1 no. 3 bed lodge would provide an open plan kitchen/dining/sitting area with three bedrooms, one en-suite and a main bathroom.

Each lodge would be just under 73m<sup>2</sup> in footprint designed with a dual-pitched roof with a maximum height of around 3.5m. Material finishes proposed are vertical larch board cladding with metro tile roman profile lightweight roof tiles and stained timber joinery. A total of 4 car parking spaces would be provided (1 per 2 bed and 2 per 3 bed lodge). A wildflower meadow area is proposed to the western side of the site.

Access would be via the existing access off Beckingham Road, down the rolled stone access track passed the commercial livery and through a gate into the site.

The application has been considered on the basis of the following plans and documents:

- Existing Site Location Plan;
- Proposed Site Location Plan;
- Topographical Survey – 21 135 01;
- Proposed Site Layout/Block Plan – WL C 2021 L3;
- Floor Plan and Elevations for 2 Bed Lodge-type – WL C 2021 L2;
- Floor Plan and Elevations for 3 Bed Lodge-type – WL C 2021 L1;
- Tree Survey;
- Design and Access Statement;
- Heritage Impact Assessment;
- Drawing no. F21200/01, titled: Proposed Access Layout, Swept Path Assessment & Visibility Assessment, dated: 23.11.21; and
- Drawing no. F21200/02, titled: Proposed Site Plan & Swept Path Assessment, dated: 24.11.21.

### Departure/Public Advertisement Procedure

Occupiers of 5 properties have been individually notified by letter.

Earliest decision date: 5.11.2021

### **Planning Policy Framework**

#### **The Development Plan**

#### **Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)**

Spatial Policy 1 - Settlement Hierarchy

Spatial Policy 3 – Rural Areas

Spatial Policy 7 - Sustainable Transport

Spatial Policy 8 – Protecting and Promoting Leisure and Community Facilities

Core Policy 6 – Shaping our Employment Profile  
Core Policy 7 – Tourism Development  
Core Policy 9 -Sustainable Design  
Core Policy 12 – Biodiversity and Green Infrastructure  
Core Policy 13 – Landscape Character

### **Allocations & Development Management DPD**

DM5 – Design  
DM7 – Biodiversity and Green Infrastructure  
DM8 – Development in the Open Countryside

### **Other Material Planning Considerations**

- National Planning Policy Framework 2021;
- Planning Practice Guidance (online resource);
- D2N2 Visitor Accommodation Strategy prepared for D2N2 Visitor Economy Advisory Group dated June 2017;
- Nottinghamshire County Council’s Visitor Economy Strategy 2019-2029;
- Destination Management Plan for Newark on Trent 2018.

### **Consultations**

***NB: Only most recently received comments are included below – please see the online planning file for comments in full.***

**Coddington Parish Council** – Object - The Parish Council objected to the application on a unanimous vote & one abstention, on the grounds of development in open countryside. There were also concerns about road safety for access to the A17 and that the lodges were positioned too close to the trees.

**NCC Highways Authority** – No objection subject to conditions – The Highway Impact Assessment provides a clear background of the current and proposed use of the site. The information provided in the Assessment show that a safe access is possible to be achieved at the proposed location and the traffic generated by the proposed development would not have a detrimental effect on the safety and capacity of the existing highway network.

**NSDC Tree Consultant** – No objection subject to conditions (Arb Method Statement, Prohibited Activities, Planting Scheme and Implementation).

### **Appraisal/ Comments of the Business Manager**

#### *Principle of Development (including Impact on Tourism)*

This site relates to an approx. 0.26 Ha paddock to the north of the A17, it is accessed via an existing access that serves Woodlands Livery and is surrounded by undeveloped paddocks save for the property, Coddington Moor, which lies to the west. Although the site is adjacent to an existing commercial livery and a residential dwelling which lies 170m to the east, the site is very clearly distinct from the village of Coddington and is therefore considered to fall within the open countryside.

In accordance with the requirements of Spatial Policy 3, development in the open countryside is strictly controlled and limited to certain types listed in Policy DM8. Of these types of development, there is an in principle allowance for tourist accommodation where it is necessary to meet identified tourism need and can support local employment, community services and infrastructure. DM8 also states that accommodation that is related and proportionate to existing tourist attractions will also be supported and all proposals will need to take account of any potential visual impact they create and in particular address the requirements of Landscape Character, in accordance with Core Policy 13.

The D2N2 Visitor Accommodation Strategy 2017 aims to provide a robust assessment of the future opportunities for visitor accommodation development across Derbyshire & Nottinghamshire and the requirements for public sector intervention to support and accelerate visitor accommodation. In addition to considering and analysing existing provision, the study looked at new provision of accommodation across the above area. The report shows that there is a significant interest in, and market potential for, the development of all forms of non-serviced accommodation (holiday cottages, holiday lodges and lodge parks, golf lodges, fishing lodges, eco lodges, holiday resorts, holiday parks, caravan and camping sites, camping pods, glamping, treehouses, hostels, bunkhouses and outdoor education centres) across the D2N2 area. Nottinghamshire County Council's Visitor Economy Strategy 2019-2029 acknowledges that more accommodation is required for visitors to stay in the countryside.

Core Policy 7 outlines that the District Council recognises the economic benefits of tourist accommodation and in doing so will view such proposals positively. In the context of countryside setting however, there is a need to meet a number of criteria as discussed further below.

The submitted Planning Statement refers to the Local Enterprise Partnership D2N2's Accommodation Strategy Report 2017 which identifies that there is a shortage of holiday lodge accommodation across Nottinghamshire and a lack of other forms of self-catering accommodation in and around Newark. Reference is also made to the D2N2 Visitor Accommodation Strategy which identifies there is significant interest in, and market potential for, all forms of non-serviced accommodation including holiday lodges. The statement also references the Council's Destination Management Plan 2018 - there is no dispute that this document notes the visitor economy to be a core contributor to the economic wellbeing of Newark given the known correlation between increased spending and overnight stays. The D2N2 Visitor Accommodation Strategy 2017 which it is noted specifically states: *"From talking to these types of accommodation operator in the D2N2 area, the appeal of a holiday cottage, holiday lodge, caravan or camping holiday in the area appears to be largely about getting away from it all to spend a relaxing break in the countryside."* (para. 4.2.12.) Holiday lodge parks are identified as achieving 75-92% occupancy with the national chain Centre Parcs reporting much higher occupancy rates (pre-Covid 19 restrictions).

Core Policy 7 accepts that countryside locations can meet an identified tourism need not provided for through existing facilities of the main built up area of villages. It is considered that the proposal would achieve such a requirement in providing a countryside appeal but in close proximity to the village of Coddington and its associated facilities but also the wider Newark Urban Area which would be readily accessible from the site.

The supporting statement advances that the holiday lodges would support the existing use of the commercial livery to the south, however no detailed information has been provided to explain the nature of the tourism offer at this site. It is also noted that the supporting statement puts forward that visitors would be able to enjoy Stapleford Woods which lies to the NE of the site.

Overall, I concur with the stance of the application that the development would positively contribute towards the tourism offer of the District in an area of the District specifically capable of supporting the economy of the Newark Urban Area. This weighs positively in the overall planning balance and renders the proposal compliant with Core Policy 7 and Policy DM8 subject to the assessment of other material considerations outlined below.

#### *Impact on Economy*

Core Policy 6 seeks to expand the District's employment base in line with the economic aims of the NPPF.

There is clearly the opportunity for increased spend in the area through the users of the lodges using local facilities or even just local shops for the convenience of self-catering. The application form also states that the development would result in the need for 1 full-time and 4 part-time employees and states that there are currently 1FT and 2PT employees working at the livery site resulting in a net addition of 2PT roles on site. This would contribute to local employment. In addition to this, the construction of the development would create short term construction jobs. All of these factors can be weighed positively in the overall balance.

#### *Impact on Landscape Character and Design*

The NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive. Core Policy 9 states that new development should achieve a high standard of sustainable design that is of an appropriate form and scale to its context complementing the existing built and landscape environments. Policy DM5 of the DPD states that local distinctiveness should be reflected in the scale, form, mass, layout, design and materials in new development.

The three lodges would all follow the same design set against the east and north boundaries of the site. The construction with external cladding is typical of a development of this nature. Parking areas are proposed by the side of the lodges with an area set with wild flowers proposed to the west.

The site is within the East Nottinghamshire Sandlands Policy Zone 4: Winthorpe Village Farmlands as defined by the Landscape Character Assessment for the District. Characteristic features include a flat landscape with occasional undulating landform around the village and a mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming. The landscape condition and sensitivity is defined as moderate with the landscape action to conserve and create. In terms of built features one of the policy actions is to conserve what remains of the rural landscape by concentrating new development around existing settlements. The positioning of the site away from the main village of Coddington would fail to meet this requirement.

However, the built form associated with the proposal would be discretely positioned at the north eastern side of the site some 80m set back from Beckingham Road. The site is screened by the boundary hedgerow and tree line both to the east and adjacent to the highway such that it is not immediately visible from the highway travelling east or west. The lodges would be positioned behind the existing commercial livery business but would expand built development further northwards within the site into the undeveloped paddock land beyond the existing livery business. Nevertheless the modest proportions of the lodges is noted in addition to the proposed use of

natural materials and their limited visibility from the public realm given the site context and proposed siting.

Given the location of the site, away from the village, and the proposed sprawling of built form within this countryside location the proposal would result in some erosion of the undeveloped nature of the open countryside around the existing livery. However, in two recent appeal decisions for very similar developments<sup>1</sup> the Inspectors concluded that this low level type of holiday lodge development would be unmistakably different from dwellings and thus would not unacceptably harm the character of the open countryside.

In this case, the separation from the highway and the modest scale and limited number means the development would not be seen prominently and instead (when viewed from the west) would be seen as a distant, low level development against the backdrop of the mature vegetation along the side boundary. The lodges' low profile, simple design and finishing materials would mean they would not have the same visual appearance as dwelling houses and the lodges would also be relatively well screened from the surrounding area.

In summary, the development would not unacceptably harm the character and appearance of the area. It would therefore accord with Core Policies 7 and 13, of the Amended Core strategy and policy DM5 of the Allocations and Development Management Development Plan Document which both require development to have regard to the character of the local landscape.

#### *Impact on Ecology and Trees*

Core Policy 12 and Policy DM7 promote the conservation and enhancement of the District's biodiversity assets. The NPPF also seeks to minimise impacts on biodiversity and provide net gains where possible.

The lodges are proposed to be located close to the boundary of mature trees that lie to the east of the site. These trees contribute positively to the character of the area and link with Stapleford Woods to the NE which provides relief and green cover in a pocket of development otherwise within the countryside. Two out of three lodges and their associated parking/turning areas would be sited marginally within the canopy of the adjacent trees (having been amended throughout the course of this application). However, the Tree Officer has reviewed this information and has raised no objection to the development subject to conditions.

On this basis I am satisfied that the proposal would not adversely impact the existing trees on site and thus would accord with the above-mentioned policies subject to conditions.

#### *Impact on Highways*

Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not create parking or traffic problems. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision and seeks to ensure no detrimental impact upon highway safety.

The lodges would all be accessed from the existing access from Beckingham Road which serves the existing commercial livery business.

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<sup>1</sup> Appeal Decision APP/B3030/W/21/3271251 - Land Adjacent 2 Gainsborough Road, Winthorpe (20/02279/FULM) and Appeal Decision APP/B3030/W/20/3260155 - Orchard Stables, Cottage Lane, Collingham (20/00550/FUL)

The proposal has been assessed by Nottinghamshire County Council as the Highway Authority – initially a Highways Impact Assessment (HIA) was requested to consider the existing and proposed use of the site and was provided during the course of the application.

The HIA explains that details of a manual speed survey at the site access have proved how the recently implemented 40 mph speed limit is effectively reducing vehicle speeds and the proposed site access layout shown in Drawing Number F21200/01 confirms how the corresponding visibility splays will be achievable within publicly maintained highway land. A review of Personal Injury Collisions for the past years has also shown how no accidents have been recorded near to the site frontage since late 2018. The HIA explains that research online suggests that the current posted 40 mph speed limit was implemented late in 2019, which suggests it has addressed any ongoing concerns that may have existed along the route and therefore there should be no issues for the proposed scheme.

The proposed site access layout is shown in Drawing Number F21200/01 and is in line with local and national design standards for the proposed activities. The HIA asserts that the layout presents a marked improvement over the current access arrangement with formal control radii and increased carriageway width that will allow visitors to turn safely to and from the site. The layout also includes the full visibility splays calculated in accordance with the observed vehicle speeds.

The proposed internal site layout is presented within Drawing Number F21200/02. This shows how the proposed road layout would be sufficient to accommodate access by fire appliance vehicles along with parking spaces for each unit. Overall, the Highways Authority have reviewed the HIA and have advised that the HIA provides clear background of current and proposed use of the site. The information provided in the Assessment shows that a safe access is possible to be achieved at the proposed location and the traffic generated by the proposed development would not have a detrimental effect on the safety and capacity of the existing highway network. Subject to conditions relating to the amendments of the access and provision of parking spaces the Highway Authority have raised no objection.

The proposal would therefore have no adverse effect on highways safety which accords with the provisions of SP7 and DM5.

#### *Impact on Amenity*

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development.

Owing to the countryside location of the site, there are limited neighbouring receptors which would be affected by the development. The closest would be the dwelling known as Coddington Moor some 170m to the west of the site.

The lodges would be single storey and given the intervening landscape, the proposal is unlikely to have any visual amenity impacts such as overbearing or loss of privacy. The greatest potential impact would be a general increase in noise and disturbance. However, the separation of the site from the closest sensitive receptor is such that any sound from the lodges would be significantly reduced and unlikely to result in any amenity impact. Even if all 3 lodges were to be occupied at

the same time, the level of activity created externally is unlikely to be a nuisance to existing neighbours given the distance between the lodges and neighbouring built form.

Although the site does not relate to permanent occupations, there will still be an expectation from occupiers that they will enjoy a certain level of privacy. However, the lodges have been orientated so that there would be no direct window overlooking or overlooking into the amenity spaces around them which is considered to be acceptable.

With regard to the compatibility of the holiday lodge use and the commercial livery to the south – any future visitors would be aware of this close relationship prior to occupying the holiday lets. On the basis of the above, there would be no justifiable reason to resist the application on amenity grounds.

### *Overall Balance and Conclusion*

Despite being within the open countryside, the proposal relates to a tourism use which is in principle acceptable under the development types of Policy DM8. The applicant has demonstrated that the proposal would contribute towards much needed overnight accommodation close to the Newark Urban Area. This and the economic benefits of the proposal are deemed as strong factors in favour of the development.

Whilst the development would not be clustered around an existing settlement, the lodges would be modest in their height and positioned behind existing built form on the site, separated and screened from the highway to the south. Their design and positioning against the existing backdrop of woodland and trees will assist in their assimilation into the open countryside and visually they would appear as low level development. The nearest neighbouring property would be some distance from the nearest lodge, separated by the intervening landscape. No other harm has been identified in respect to ecological impacts or impacts on the highways network. The economic and tourism benefits therefore hold positive determinative weight and the proposal is recommended for approval subject to the conditions outlined below.

### **RECOMMENDATION**

**That planning permission is approved subject to the conditions and reasons shown below:**

#### Conditions

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference:

- Existing Site Location Plan
- Amended Proposed Site Location Plan (21.10.21)



- Topographical Survey – 21 135 01
- Proposed Site Layout/Block Plan – WL C 2021 L3 R1
- Floor Plan and Elevations for 2 Bed Lodge-type – WL C 2021 L2
- Floor Plan and Elevations for 3 Bed Lodge-type – WL C 2021 L1
- Drawing no. F21200/01, titled: Proposed Access Layout, Swept Path Assessment & Visibility Assessment, dated: 23.11.21
- Drawing no. F21200/02, titled: Proposed Site Plan & Swept Path Assessment, dated: 24.11.21

Reason: So as to define this permission.

03

The development hereby permitted shall be used for holiday accommodation and for no other purpose including any other purpose within Class C3 'Dwelling Houses' of the Town and Country Planning (Use Classes) Order 1987 (as amended) or any purpose permitted through the Town and Country Planning (General Permitted Development) (England) Order 2015 (and any order revoking, re-enacting or modifying that Order). No part of the accommodation hereby approved shall be used by any person as their sole or main residence.

Reason: To avoid the creation of a separate residential unit in a location which would not be considered sustainable for such and in acknowledgement of the intentions of the application.

04

The owners/operators of the visitor accommodation hereby approved shall maintain a register of occupiers for each calendar year, which shall be made available for inspection by the Local Planning Authority, at any time, and a copy of the register shall be supplied to the Local Planning Authority at the end of each calendar year.

Reason: The proposed visitor accommodation would be situated in the open countryside, outside any defined settlement boundary where new residential development will be strictly controlled. The proposed accommodation is only acceptable as a tourism development. To grant permission without such a condition would be contrary to policies Core Policy 7 of the Core Strategy and Policy DM8 of the Allocations and Development Management DPD.

05

The development hereby permitted is for use as holiday accommodation and no unit shall be occupied by the same person or persons, for a total period exceeding 28 days in any calendar year.

Reason: To ensure that the units are not occupied for residential purposes in a location where new residential development would not normally be permitted in accordance with Core Policy 7 of the Core Strategy and Policy DM8 of the Allocations and Development Management DPD.

06

No development above damp proof course shall take place until manufacturers details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out and retained in accordance with the approved details.

Reason: In the interests of visual amenity.

07

No works or development shall take place until an arboricultural method statement and scheme for protection of the retained trees/hedgerows has been agreed in writing with the District Planning Authority. This scheme shall include:

- a) A plan showing details and positions of the ground protection areas.
- b) Details and position of protection barriers.
- c) Details and position of underground service/drainage runs/soakaways and working methods employed should these runs be within the designated root protection area of any retained tree/hedgerow on the application site.
- d) Details of any special engineering required to accommodate the protection of retained trees/hedgerows (e.g. in connection with hard surfacing).
- e) Details of construction and working methods to be employed for the installation of drives and paths within the root protection areas of any retained tree/hedgerow on the application site.
- f) Details of timing for the various phases of works or development in the context of the tree/hedgerow protection measures.

All works/development shall be carried out in full accordance with the approved arboricultural method statement and tree/hedgerow protection scheme.

Reasons: To preserve and protect existing trees and new trees which have and may have amenity value that contribute to the character and appearance of the area.

08

The following activities must not be carried out under any circumstances.

- a. No fires to be lit on site within 10 metres of the nearest point of the canopy of any retained tree/hedgerow on the proposal site.
- b. No equipment, signage, fencing etc shall be attached to or be supported by any retained tree on the application site,
- c. No temporary access within designated root protection areas without the prior written approval of the District Planning Authority.
- d. No mixing of cement, dispensing of fuels or chemicals within 10 metres of any retained tree/hedgerow on the application site.
- e. No soak- aways to be routed within the root protection areas of any retained tree/hedgerow on the application site.
- f. No stripping of top soils, excavations or changing of levels to occur within the root protection areas of any retained tree/hedgerow on the application site.
- g. No topsoil, building materials or other to be stored within the root protection areas of any retained tree/hedgerow on the application site.

Reasons: To preserve and protect existing trees and new trees which have and may have amenity value that contribute to the character and appearance of the area.

09

Notwithstanding the details shown on plan reference 'Proposed Site Layout/Block Plan' Ref. WL C 2021 L3 R1, no development shall be occupied until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall thereafter be carried out as approved. These details shall include:

- a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities.
- The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species and shall take account of the advice within Section 6.2 'General Site Enhancement' and associated Appendix F of the Preliminary Ecological Appraisal by deltasimons 20-0897.01 dated January 2021.

Reason: In the interests of visual amenity and biodiversity.

10

The approved soft landscaping shall be completed during the first planting season following the occupation of the development, or such longer period as may be agreed in writing by the local planning authority. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. The approved hard landscaping shall be implemented on site prior to first occupation.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

11

No part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local Planning Authority. The approved boundary shall be implemented prior to the first occupation of any unit and shall then be retained thereafter for the lifetime of the development.

Reason: In the interests of residential and visual amenity.

12

Details of any external lighting to be used in the development shall be submitted to and approved in writing by the Local Planning Authority prior to its installation. The details shall include location, design, levels of brightness and beam orientation, together with measures to minimise overspill and light pollution. The lighting scheme shall thereafter be carried out in accordance with the approved details and the measures to reduce overspill and light pollution retained for the lifetime of the development.

Reason: In the interests of visual and residential amenity.

Occupation of the site shall not take place until:

- a) the access and the driveway are provided in accordance with the approved plans ref. F21200/01 and F21200/F2, and shall provide for vehicle parking and turning areas in accordance with the approved details. The vehicle parking and turning areas shall not be used for any purpose other than the turning and parking of vehicles.
- b) The access and the private driveway shall be surfaced in a suitably bound material (not loose gravel) as shown on the approved plans for a minimum distance of 12 metres from the back of the carriageway. The surfaced driveway shall then be maintained in such hard-bound material for the life of the development.
- c) The gates at the access shall open away from the highway and be located minimum of 12m back from the carriageway, as shown on the approved plan, and they shall be maintained for the life of the development.

Reason: To ensure a safe and practical access is constructed to facilitate the site. To prevent deleterious material from being discharged onto the public highway, in the interest of highway safety. To ensure that adequate off-street parking provision is made and turning facilities for vehicles are provided in the interest of the highway safety.

#### Notes to Applicant

01

The applicant is advised that all planning permissions granted on or after the 1st December 2011 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website at [www.newark-sherwooddc.gov.uk/cil/](http://www.newark-sherwooddc.gov.uk/cil/)

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development hereby approved as the development type proposed is zero rated in this location.

02

The application as submitted is acceptable. In granting permission without unnecessary delay the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

03

The development makes it necessary to amend a vehicular access over a verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are therefore required to contact the County Council at the Highway Authority on 0300 500 8080 to arrange for these works to be carried out and/or apply for appropriate permission to work in the highway, which is land outside the applicant's control.

#### BACKGROUND PAPERS

Application case file.

For further information, please contact Honor Whitfield on ext 5827

All submission documents relating to this planning application can be found on the following website [www.newark-sherwooddc.gov.uk](http://www.newark-sherwooddc.gov.uk).

**Lisa Hughes**

**Business Manager – Planning Development**

Committee Plan - 21/02210/FUL

