

PLANNING COMMITTEE – 18 January 2022

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
7 (21/02210/FUL – Woodlands Livery)	Case Officer	10.1.22	The committee report included an informative note to the applicant that CIL was not liable on the development. Upon reflection and reviewing case law Officer consider CIL is liable on the development. This is because the holiday let lodges would all have kitchens and a full suite of residential facilities and are of a size that would normally only be occupied by persons living as a single households/family groups as dwelling houses which falls under C3 use. This is further confirmed by the use of conditions to restrict the occupation of the lodges to holiday/non-permanent use only. The lodges are also more akin to buildings than 'caravans' and would be non-moveable. As such they are considered to be residential buildings that are chargeable for CIL purposes. A CIL Calculation has been completed and the charge on the development would be: £10,005.69 based on the total GIA of 219m ² .	Members to note this additional requirement. Replacement of Informative note 01 with: 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 The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil
8 (21/02261/FUL – 81 Lincoln Road)	Case Officer	10.01.22	Revised plans have been submitted following the publication of the report which reduces the overall length of the dwelling from 18.9m to	The revision is acceptable and reduces the impact upon no.77 Lincoln Road. Amendments to Condition 2 and 9 are proposed: <u>Condition 2</u>

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			<p>16.1m (approximate) and includes the removal of the 2nd living room.</p>	<p>The development hereby permitted shall not be carried out except in complete accordance with the following approved plans reference: DRWG no. 2101-04 Rev D Proposed site plan; DRWG no. 2101-05 Rev A Proposed floor plans no.81 Lincoln Road; DRWG no. 2101-06 Rev A Proposed elevations no.81 Lincoln Road; DRWG no. 2101-08 Rev D Proposed floor plans; DRWG no. 2101-09 Rev D Proposed elevations; DRWG no. 2101-10 Rev D Proposed elevations Reason: So as to define this permission.</p> <p><u>Condition 9</u> No occupation of the new dwelling hereby approved shall take place until: a) the access driveway is constructed to a width as shown on drawing no. 2101-04 Rev D (proposed site plan); b) The new driveway is provided in a hard-bound material (not loose gravel) for a minimum distance of 5.0 metres behind the highway boundary. The surfaced driveway shall then be maintained in such hardbound material for the life of the development; c) the parking and turning areas are provided in accordance with approved drawing no. 2101-04 Rev D (proposed site plan). The parking and turning areas shall not be used for any other purpose other than the parking and turning of vehicles. Reason: In the interests of highway safety.</p>

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12A (Kilvington Lakes appeal)	Clinical Commissioning Group of behalf of the NHS	17.01.22	Consultation Response received which in summary sets out that the proposal would place additional burden on the already at capacity health service and asks for a full contribution of £982 per dwelling to mitigate the impact.	The CCG have set out a justification for their request. However they have based this on 78 dwellings (which I believe to be a typo) and the CCG have been asked to clarify this is the case. It would appear that £33,388 (34 x £982) can be justified and this should be secured by a section 106 agreement/UU to mitigate the otherwise adverse impact from the proposal. No such offer has been advanced nor is there a mechanism for this to be secured. Therefore this should form an additional (4 th) reason that the appeal should fail/be resisted if the Inspector goes on to consider the merits of the scheme.