


PLANNING COMMITTEE – 09 June 2022

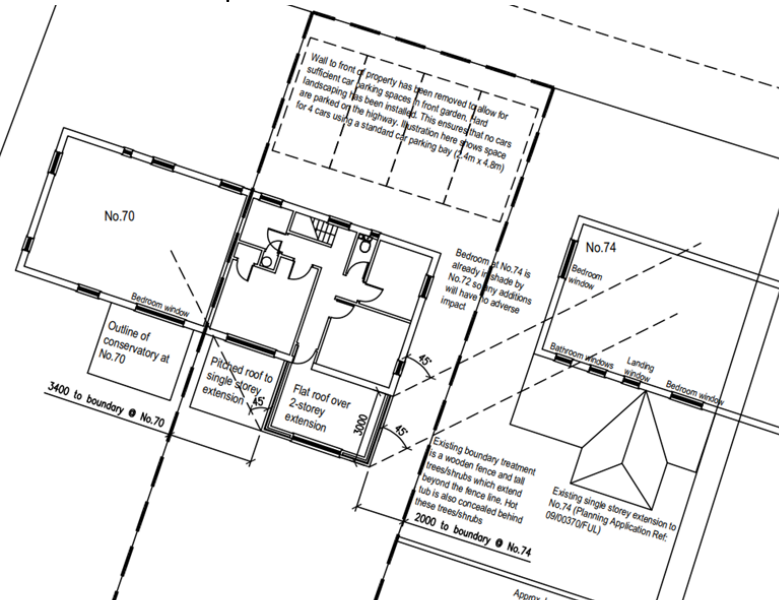
Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land off Oldbridge Way 22/00507/S73 M	Parish Council	31.05.2022	<p>Comments received as follows:</p> <p><i>Bilthorpe Parish Council have safety and security concerns regarding the application from Gleasons to change the proposed fencing along the Crompton Road Park/ Oldbridge Way boundary.</i></p> <p><i>The Park is well used both on the play area equipment and the playing field. Children play football near the boundary where a goalpost is located and as the fence is knee high rail the ball very often goes through onto Oldbridge Way with children running onto what is becoming a busy road.</i></p> <p><i>Incursion onto the playing field would be a risk with insubstantial fencing in place.</i></p> <p><i>While the Parish Council appreciates the reasons for an "open aspect" for the developers, safety and security must be the priority.</i></p>	Noted. The Parish Council concerns have already been addressed in the agenda papers.
5 Land off Oldbridge Way 22/00507/S73 M	Cllr Holloway	07.06.2022	<p>Photograph submitted to give context to the Parish Council's views on safety for the children using the park and the need for a proper 5 or 6 ft perimeter boundary railings along the southern boundary. Prior to this development this area was open countryside and therefore a knee-high fence as a boundary was perfectly adequate, however now there is a main road serving 80 + houses directly next to the section of the park which is a children's football pitch in the view of the Parish Council, who own this land, it can no longer be considered as such.</p>	Noted.

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<p>5 Land off Oldbridge Way 22/00507/S73 M</p>	<p>Applicant</p>	<p>08.06.2022</p>	<p>Updated plans received to remove an old boundary reference from underneath the red line for clarity.</p>	<p>Conditions 01; 09 and 15 to have updated plan references:</p> <ul style="list-style-type: none"> • Planning Layout – Sheet 1 of 2 – 1047-2/30 (received 8th June 2022); • Planning Layout – Sheet 2 of 2 – 1047-2/4M (received 8th June 2022).

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<p>7</p> <p>72 Abbey Road, Edwinstowe, NG21 9LH</p>	<p>Agent</p>	<p>01.06.2022</p>	<p>Response to concerns raised in the report summary and to add further clarification and documentation.</p> <ul style="list-style-type: none"> • Larger two storey and loft conversion (17/01492/FUL) on Robin Avenue can be seen from client's upstairs bedroom. Neighbour to this site also has a two storey extension to the rear, therefore it is not entirely true that this is the first two storey extension in the area. • The owners of the application property have created further off-street parking by removing the front wall. Furthermore, should the property owners remove the bushes, this would create a forth parking space. The SPD states that for a 4 bedroom dwelling, 3 spaces would be required. 	<p>Noted.</p>

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			<p>the boundary is 2.7m. Under PD or with planning permission, they could build up to 50mm from the neighbouring boundary, however it was decided to use the existing building footprint. As the existing bedroom window to the side of no.74 is already shaded by the dwelling at no.72, an extension would have no further bearing on a loss of light for private amenity space (as confirmed within the Officers Report, pages 6 and 7).</p> <ul style="list-style-type: none"> • Property at no.70 currently has a rear conservatory which projects 3m from the rear wall. The client is proposing a 3m protection (single storey) so would line through and create minimal impact on the neighbouring property. The two storey element is placed 3.4m from the boundary of no.70 and would not be overbearing. • The proposed extension is set 1.9m in front of the existing extension at no.74. Due to its positioning, the extension will have minimal to no bearing on the sunlight enjoyed in the garden of no.74. The garden at no.74 is 7 metres long which allows for plenty of private amenity space. No.74 has a variety of garden furniture and also very large trees towards the rear of the garden which would already be blocking a large amount of sun entering the garden. • The agent is not aware of any objections that the developers of the bungalows have brought forward. 	