

**PLANNING COMMITTEE – 6 OCTOBER 2022**

**Schedule of Communication Received after Printing of Agenda**

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>7</p> <p>Land at Alliance Street, Newark</p> <p>22/00489/FUL</p>	<p>Copies of two e-mails, one sent to NSDC as applicant, and one to NCC Highway Authority from Neighbour</p>	<p>28.09.2022</p>	<p>There will be a window directly overlooking their property into their kitchen, garden and driveway, there will be a decrease in light and over-shadowing. Many issues with current parking allocations and enforcement of the use of existing spaces. All the cars that currently park on the site will park on the road, which will cause real danger given the narrowness and bend of road and high speed of cars (used as a cut through for Northgate Station) and prevent emergency vehicles getting through. Reversing in or out of spaces will also be dangerous. Street should be made one way to prevent cars mounting pavements, although vehicles (supermarket and other delivery vans, Royal Mail etc) regularly park on the pavement, blocking it (photographs included). There would be no parking for visitors (carers/support workers). 4 new parking bays are to serve existing residents of Alliance Street should be issued with parking permits and removable bollards installed. In Lincoln Street it is free to park on one side (used by commuters) and the other is resident permit parking only. So people park illegally in Alliance Street. Lovers Lane is parked bumper to bumper making the road single width so no vehicles can pass each other and encourage illegal parking in Alliance Street.</p> <p>They are not able to use their driveway to park due to a heavy post and narrow driveway (caused by the Council erecting a fence) meaning a car would stick out onto the footpath. The caravan on the drive is there whilst long ongoing repairs and carried out to kitchen and bathroom. The new fence to be erected would need to be put up immediately to provide security (as garage forms boundary with their property). Metal barriers are not sufficient as they can be moved and provide no privacy. Concern relating to possible subsidence in the area. Issues concerning blocked and broken drainage pipes that are the responsibility of the Council and repairs</p>	<p>As the officer report sets out, the submitted plans show a ground floor window serving a bathroom facing the neighbour to the west, but no first floor openings, therefore officers are content there would be no loss of privacy to this neighbour.</p> <p>Other residential impacts are covered in the report.</p> <p>Highway safety matters are set out in the officer report, along with the response of the Highway Authority, which are concluded to be acceptable. Issuing and enforcement of parking spaces to residents in Alliance Street would be controlled by the Council as landlord.</p> <p>Given the concern raised regarding boundary treatments and security, the following additional Condition and variation of Condition 09 (Construction Method Statement) is recommended:</p> <p>Additional Condition:-</p> <p>Prior to the installation of any new boundary treatments, elevation details of these treatments shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out only in accordance with the approved details.</p> <p>Reason: In the interests of visual amenity.</p> <p>Variation of Condition 09:-</p> <p>Additional bullet point</p> <ul style="list-style-type: none"> <li>• Details of how the western boundary of</li> </ul>

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			need doing before additional properties are added.	the site is to be made secure throughout the construction period following demolition of the garage block.  Matters of possible subsidence and repairs of existing drainage pipes are not material to the consideration of this planning application.
9  Land adjacent to Fosse Road, Farndon  22/01331/FUL	Author of the Flood Risk Assessment	29.09.2022	I have been passed the comments from the Environment Agency. I note that they have no objection to the proposals and have recommended using the national flood risk standing advice. As you are aware the application is supported by a full Flood Risk Assessment and just to confirm we have applied the sequential approach and whilst the entrance to the site is in Flood Zone 2 the proposed dwelling will be located in Flood Zone 1. Additionally the FRA also confirms that the 0.1%, (1 in 1000) floodplain level on the site is 12.65m AOD and the proposed development levels are; <ul style="list-style-type: none"> <li>• Access road 12.70m AOD</li> <li>• Garage 12.90m AOD</li> <li>• Ground floor level of dwelling 13.05m AOD</li> </ul>	Noted, however due to the red line plan including land within FZ2 and 3 the sequential test includes all of the site. The Local Planning Authority has a duty to consider safe access and egress to the site in the event of a flooding episode as per the requirements of the NPPF and PPG.
11  Hill House, Chapel Lane, Epperstone, NG14 6AE  22/01659/S73	Secretary of State	04.10.2022	Confirmation that the SoS does not wish to call in this application – he is content that it should be determined by the LPA.	Noted.
12  Land south of Fernwood	NCC Planning Policy	26.09.2022	<i>Comments received in relation to the latest education contribution increase reported in the agenda papers:</i>  <i>We need to emphasise the need for the obligation in respect of primary school provision at Fernwood South to reflect up to</i>	Noted. For the avoidance of doubt, the drafted S106 does have the ability for the applicant to elect to build the school.

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16/00506/OUTM			<p><i>date costs of school provision (costs per place) as contained in the County Councils Developer Contributions Strategy, if the developer is to pay a commuted sum to the County Council.</i></p> <p><i>As an alternative we wish that the option for the school to be constructed by the housebuilder should remain in a future S106 agreement, especially given the experience that we have gained in working with Persimmon to build a new primary school at Teal Close Rivendell in Gedling Borough. This may offer cost advantages.</i></p> <p><i>We must start from this position as other development cost increases will no doubt have been factored into the applicants viability /cost analysis as will changes to sales values. The County Council does not wish to be placed in a position some years down the line when the S106 obligation does not provide sufficient funding for a development led school and it is forced to contemplate using funding which should otherwise be aimed at meeting existing educational needs in the County.</i></p> <p><i>I welcome this proposal but would ask that further attention be given to the need for the obligation to reflect current build costs, based as they are on school development costs submitted to the DfE.</i></p>	
12  Land south of Fernwood  16/00506/OUTM	Neighbouring party	29.09.2022	<p>Against losing any more of our valuable cereal growing land, particularly at a time when we need to conserve food security and our green and pleasant land.</p> <p>Comments also made in relation to ongoing building works by Allison Homes not relevant to this application.</p>	Noted.
12	Officer	05.10.2022	Addition to Appendix 2 for clarity. In the trigger points column of the affordable housing section the following should be added:	

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Land south of Fernwood  16/00506/OUTM			<i>A viability review shall be undertaken at 80% occupation of dwellings within each phase respectively.</i>	
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