

PLANNING COMMITTEE – 19th January 2023

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
6 22/02123/FUL Chapel Farm	Agent	13.01.2023	Email regarding draft conditions <ul style="list-style-type: none"> - Challenges Level 3 recording - Challenges removal of PD Included email at Appendix A	Noted. Discussed with Conservation Officer. Level 3 recording is considered proportionate to the heritage value (as advised by the Council's Senior Conservation Officer Oliver Scott) and guidance notes to the applicant outline the broad parameters of such a recording. In addition, it is considered the analytical record for the building already partly exists within the existing planning history but needs collating and submitting prior to demolition of the building. PD rights List of removed rights duly considered specifically in relation to this site and scheme prior to being shared with the applicant. Scheme not directly comparable to previous (that would have seen the existing dwelling retained), the scheme is finely balanced due to loss of heritage through demolition of a NDHA in a CA and scale (albeit reduced from previous). Officers are not giving a view on the potential suitability of development that would otherwise be covered by the PD rights listed but are concerned about the potential uncontrolled nature in relation to such a finely balanced scheme and consider it would be appropriate for such matters to require express consent of the LPA to enable due consideration of impacts notwithstanding the points raised by the applicant's agent.
6 22/02123/FUL Chapel Farm	Agent	13.01.2023	Submitted updated Site Sections REV B (showing full extent of retaining wall in the ground) and updated Proposed Site Plan REV D (showing the proposed landscaping on the overall site plan)	Noted. The revised plans show the retaining wall to scale and appropriate screening in accordance with Officer advice. Plans have been shared with relevant consultees for final comments.
6 22/02123/FUL Chapel Farm	Case Officer	13.01.2023	Conservation Officer: No objection to revised documents received 13.01.2023	Noted.

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6 22/02123/FUL Chapel Farm	Case Officer	13.01.2023	Tree Officer comments received 12.01.2023: <ul style="list-style-type: none"> - Insufficient landscaping details - Given historic density of tree coverage, it is strongly suggested that the proposed tree planting is insufficient and not in-keeping with the historical character of the area - It is suggested that orchard planting be planted on the former allotment site, in keeping with the historical character of the site 	Noted. The applicant has revised their landscaping proposals to suitably screen the retaining wall and enhance tree cover, albeit not to the extent historically seen on site or suggested by the Tree Officer. It is not considered reasonable to insist on the suggested planting, including orchard planting, as the proposed scheme provides adequate coverage, and no objections have been raised by the Conservation Officer. Final landscaping details will be secured by condition on an approval.
6 22/02123/FUL Chapel Farm	Case Officer	N/A	Conditions (see Appendix A)	Noting the comments from consultees above in response to additional/amended plans, I am satisfied those matters raised can be secured by condition and the comments do not change my overall recommendation of approval. A list of conditions is attached as Appendix B.
7 22/02122/HOUSE Sunray, Main Street, South Scarle	Neighbouring Resident	13.01.2023	The Conservation Officer has requested specific changes, and these have not been complied with in fully, the proposal therefore still goes against what is required to protect the NDHA. The plans are contrary to the NPPF. If the proposal is approved there would be significant harm to heritage aspects. Sunray may require modernisation but it does not need to be extended in this way to achieve safe living standards. The scale of extension will mean the original	Noted. These points are covered in the Committee Report and do not alter the Officer's assessment. For clarity, in terms of the windows on the northern elevation, these would be c.1.9m to the top of the glazed pane, set in 1m from the boundary wall (at c. 1.8m in height) meaning any potential for overlooking from these windows would be very limited and glimpsed, not least because most of the outlook would be obscured by the boundary wall. But, in any event, given these windows would serve a utility room and a kitchen (and are therefore not main habitable room windows), there would not, in the Officers opinion, be any significant impact through overlooking.

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			<p>cottage is lost and barely recognisable. It will also be overbeating and intrusive.</p> <p>The proposal will impact Wheats Cottage and Washtub Cottage which are NDHAs and will create an urbanising environment blocking valuable winter sunlight and the remaining opening in the skyline. The proposal will impact sunlight into the neighbouring garden for months at a time and will have an adverse impact on mental and physical health.</p> <p>There are no reasons for windows proposed in the rear elevation as these will overlook into the adjacent garden when stood close to the extension.</p>	
<p>7 22/02122/HOUSE Sunray, Main Street, South Scarle</p>	<p>Parish Meeting</p>	<p>17.01.2023</p>	<p>The amended plans for Sunray, Main St, South Scarle 22/02122/HOUSE were on the agenda and comments were asked for but none were made and the voting was 30 FOR, 6 AGAINST and 2 ABSTENTIONS. The Parish Meeting is IN FAVOUR of the planning application.</p>	<p>Noted.</p>