

PLANNING COMMITTEE – 7 August 2023

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>No. 05</p> <p>Tesco Express 22/01298/FUL</p>	<p>NCC Highways</p>	<p>30.08.2023</p>	<p>The applicant has re-submitted some of the drawings with the most recent amendments, which are as follows:</p> <ul style="list-style-type: none"> - Plan ref. "Swept Path" revision B, dated: June 2023 showing the manoeuvring within the existing Tesco site with the loading and unloading bay, which is proposed to be used for the proposed site. - Drawing no. NG210AE-03-xx-dr-A-0013 rev. K, titled: Proposed Plans, dated January 2023, which shows the new access arrangements and off-street parking and include the new pedestrian/cage roll route between the proposed site and the existing Tesco site. - Drawing no. NG210AE-03-xx-dr-A-0014 rev. M, titled: Proposed Plans, dated June 2022, which shows the new access arrangements, parking, loading and unloading areas, and a segregated pedestrian/roll cage route connecting the new site and the existing current Tesco site. <p>On the basis of the available information, the Highway Authority is content with the proposed development. In coming to this conclusion, the Authority has considered issues of highway access, capacity and safety, parking, servicing and sustainability and we would like to withdraw our previous objection subject to conditions.</p>	<p>Noted. The recommended conditions have been listed below with Officer commentary in bold underneath.</p> <p>Conditions:</p> <ol style="list-style-type: none"> 1. Notwithstanding any submitted plans, no part of the development hereby permitted shall began until the new access off Kirklington Road is installed and the existing redundant access reinstated as footway as indicatively shown on the submitted plans in accordance with the details to be first submitted to and approved by the Local Planning Authority. REASON: To enable vehicles to enter and leave the public highway in a slow and controlled manner and in the interests of general Highway safety. Condition 03 covers this requirement 2. Notwithstanding any submitted plans, no part of the development hereby permitted shall began until the existing access off Southwell Road East is widened and upgraded in accordance with details to be first submitted and approved in writing by the Local Planning Authority (LPA). Page No. 2 REASON: In

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				<p>the interest of highway safety. Condition 06 covers this requirement</p> <p>3. No part of the development hereby permitted shall be brought into use until the new driveway and any parking and turning areas are surfaced in a hard bound material (not loose gravel) in accordance with the details on the approved plans. The surfaced drives and any parking or turning areas shall then be maintained in such hard bound material for the life of the development. REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) Condition 07 part a) covers this requirement</p> <p>4. No part of the development hereby permitted shall be brought into use until the access driveway is constructed with provision to prevent the discharge of surface water from the driveway to the public highway. The provision to prevent the discharge of surface water to the public highway shall then be retained for the life of the development. REASON: To ensure surface water from the site is not deposited on the public highway causing</p>

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				<p>dangers to road users. Condition 07 part b) covers this requirement</p> <p>5. No gates shall be erected at the access to the development from the public highway. REASON: To protect the free and safe passage of traffic, including pedestrians, in the public highway. Condition 11 covers this requirement</p> <p>6. Details of measures to prevent the deposit of debris upon the adjacent public highway shall be submitted and approved in writing by the LPA prior to any works commencing on site. The approved measures shall be implemented prior to any other works commencing on site. REASON: To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.) Officers consider this is adequately covered by Condition 07 which is recommended to be imposed for the same reason</p> <p>7. No part of the development hereby permitted shall be brought into use until the segregated internal delivery route</p>

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				<p>between the new retail unit and the adjacent site, currently occupied by Tesco store, is provided in accordance with the drawing no. NG210AE-03-xx-dr-A-0014 rev. M and no deliveries shall take place off the car park area with access off Kirklington Road. The loading and unloading area located within the car park with the access off Southwell Road East, shall be available for the new retail unit in perpetuity and shall not be used for any other purpose other than loading and unloading of the vehicles in association with either of the retail stores . REASON: In the interest of highway safety.</p> <p>This is an additional Condition that Officers recommend be imposed should Planning Committee be minded to approve the application in accordance with the Officer's recommendation</p> <p>8. No part of the development hereby permitted shall be brought into use until the new signage to the site's entrance off Kirklington Road prohibiting access and deliveries, as indicatively shown on the drawing no. NG210AE-03-xx-dr-A-0014 rev. M, is erected in the location to be first submitted to and approved in</p>

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				<p>writing by the Local Planning Authority. The new signage shall be maintained and kept unobstructed for the life of the development. REASON: In the interest of highway safety.</p> <p>This is an additional Condition that Officers recommend be imposed should Planning Committee be minded to approve the application in accordance with the Officer's recommendation</p>
<p>No. 6 23/01016/HOUSE</p>	<p>Agent</p>	<p>01.09.2023</p>	<p>Response to Conservation Non-Designated Heritage Asset assessment)</p> <p>“Thank you for the documents. I read the final report earlier. It would be inappropriate for me to comment further on specific findings, planning perspective or the balance of opinion and professional judgement reached at this stage.</p> <p>Suffice to say the property is not listed on any DHA or NDHA list at present and only has the potential to be so.</p> <p>I have no doubt the committee will adequately debate the issue with the benefit of the homeowner, the planet, and the wider community uppermost in their minds and reach an appropriate decision in favour of sustainability, the Parish and most important the protection of the</p>	<p>Noted.</p>

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			<p>planet, rather than just a failing building.</p> <p>The big question is what LA's are actually going to do about housing stock, representative of this period of building and heritage significance, without proper, open, transparent discussion and collaborative and collective compromise with designers, homeowners and developers in advance of decisions?</p> <p>This would be my immediate observation and concern over prevailing planning and political policy and the way it is implemented."</p>	