



Report to Planning Committee 5 October 2023

Business Manager Lead: Lisa Hughes – Planning Development

Lead Officer: Clare Walker, Senior Planner, 01636 655834

Report Summary			
<b>Application Number</b>	23/00263/FUL		
<b>Proposal</b>	Siting of a static caravan for residential occupation by equestrian key worker (retrospective)		
<b>Location</b>	The Stable Yard, Staythorpe Road, Rolleston		
<b>Applicant</b>	Joe Wilson	<b>Agent</b>	Grace Machin Planning & Property
<b>Web Link</b>	<a href="https://newark-sherwooddc.gov.uk/23/00263/FUL">23/00263/FUL   Siting of a static caravan for residential occupation by equestrian key worker (retrospective)   The Stable Yard Staythorpe Road Rolleston NG23 5SG (newark-sherwooddc.gov.uk)</a>		
<b>Registered</b>	08.03.2023	<b>Target Date</b>	01.05.2023
		<b>Extension of Time Agreed</b>	06.10.2023
<b>Recommendation</b>	That Planning Permission is APPROVED subject to the Conditions detailed at Section 10.0		

**This application is before the Planning Committee for determination, in accordance with the Council’s scheme of delegation as the officer’s recommendation is contrary to that of the parish. Cllr Melton has elected to refer the application due to concerns around the issue of building outside of the village envelopment given the history of this site.**

**1.0 The Site**

The site lies to the north of Rolleston village in the open countryside on the south-eastern side of Staythorpe Road. Vehicular access is from Staythorpe Road.

The wider site comprises over 16 hectares of land and accommodates 19 stables, one storage barn, hardstanding and fenced paddocks. Bramble Cottage lies to the north-east. The existing

equestrian business is operated by J1 Livery. At the time of the case officer visit there were 15 stabled horses and 8 in fields associated with the enterprise.

The static caravan subject of this application is already on site, located adjacent (its back to) to a row of coniferous trees with its front elevation facing the yard. There is a raised deck area overlooking part of the stable yard. It is set back from the highway and accessed via a track that sweeps east and southwards from the road to the stable yard.

A right of way (no. 2A) runs along the perimeter of the wider site from, north of the site on Staythorpe Road extending south and across the field extending east. The site lies in an area known for superficial deposit flooding but within flood zone 1.

## **2.0 Relevant Planning History**

04/01302/FUL – Erection of stables, tack room, open store and barn for horse livery, construction of menage, approved 02.09.2004. At the time, this application was associated with Bramble Cottage to the north-east and the barn, stable and menage approved is what now forms the stable yard associated with the proposed static home. It was approved for commercial use.

05/01355/FUL – Erect barn, stables and menage (resubmission of 04/01302/FUL amended scheme) approved 04.08.2005.

22/00171/AGR – Proposed extension to the fodder storage building, refused 09.02.22 as it didn't meet the criteria under Class A, Part 6, Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 as amended.

22/00915/FUL – Proposed extension to existing equestrian barn (to the south-west of the existing barn and accessed through the yard) approved 20.06.2022. A non-material amendment was approved (23/00147/NMA) on 30.01.2023 which inserted a new door, filled in NW and SW elevation and part removal of mezzanine floor.

## **3.0 The Proposal**

Full planning permission is sought for a static caravan for residential occupation. The static home is already in place and has two bedrooms with wrap around decking. Two car parking spaces are located adjacent to it within the yard area.

Foul sewage disposal has been clarified as discharging into an existing cesspit and a soakaway for surface water drainage.

The following documents have been deposited with the application:

- Site Location Plan, unreferenced
- Block Plan, unreferenced
- Plans and Elevations, J1L/2023/SC-01
- Photographs – Static Caravan, Jan 2023
- Accounts for last 3 years.

#### **4.0 Departure/Public Advertisement Procedure**

Occupiers of 10 properties have been notified by letter. A site notice has been displayed at the site and an advert has been placed in the local press expiring on 11<sup>th</sup> April 2023.

Site visits undertaken 17<sup>th</sup> March and 4<sup>th</sup> August 2023.

#### **5.0 Planning Policy Framework**

##### **Newark and Sherwood Amended Core Strategy DPD (adopted March 2019)**

Spatial Policy 1 - Settlement Hierarchy  
Spatial Policy 2 - Spatial Distribution of Growth  
Spatial Policy 3 – Rural Areas  
Spatial Policy 7 - Sustainable Transport  
Core Policy 3 – Housing Mix, Type and Density  
Core Policy 9 -Sustainable Design  
Core Policy 12 – Biodiversity and Green Infrastructure  
Core Policy 13 – Landscape Character

##### **Allocations & Development Management DPD**

DM5 – Design  
DM7 – Biodiversity and Green Infrastructure  
DM8 – Development in the Open Countryside

##### **Other Material Planning Considerations**

National Planning Policy Framework 2023  
Planning Practice Guidance (online resource)  
Residential Cycle and Car Parking Standards & Design Guide SPD June 2021  
Landscape Character Assessment SPD  
Technical housing standards – nationally described space standard, 2015

#### **6.0 Consultations**

##### **(a) Statutory Consultations**

**Environment Agency** – No specific comments made, general advice regarding foul connection.

##### **(b) Parish Council**

**Rolleston Parish Council** – Object to the proposal, development is not justified for the purpose indicated.

##### **(c) Representations/Non-Statutory Consultation**

**Two representations (from the same person)** have been submitted summarised as follows:

- Accounts do not relate to the applicant's business nor do they demonstrate the financial viability of any business that would meet the test set out in Policy DM8;
- No evidence to justify a dwelling, such as functional need;
- The storage building is being advertised for storage rent on facebook – it is clear there is no intention of developing the equestrian business but to use them for an alternative purpose which is material to decision making as per *LG and another v Welwyn Hatfield BC (2011)* as the permission (22/00915/FUL) was gained under false pretences.
- Development is contrary to SP3.
- Applicant purchased equestrian livery in full knowledge that was being sold off without a dwelling – Bramble Cottage where previous owners lived is now in separate ownership.
- Applicant already has a dwelling less than 1 mile from the livery.
- The claim that an equestrian employee is a key worker lacks justification and there is no definition of a key worker.
- Local residents are aware that the enterprise operates successfully with those tending the horses travelling to and from the site. It is not a stud farm where overnight supervision is necessary.
- PPG paragraph 67-010-20190722 applies assisting with interpretation of para.80;

## **7.0 Comments of the Business Manager – Planning Development**

### Preliminary Matter

The description of development references an 'equestrian key worker'. There is no definition for key worker in either local or national planning policy. It is clear that the application been advanced on the basis that a worker associated with the site needs to be present on site at all times to enable the business to function and it is on this basis that the application is assessed.

The key issues are:

1. Principle of Development
2. Impact on Character
3. Trees & Ecology
4. Residential Amenity
5. Highway Safety and Parking

The National Planning Policy Framework (NPPF) promotes the principle of a presumption in favour of sustainable development and recognises the duty under the Planning Acts for planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004. The NPPF refers to the presumption in favour of sustainable development being at the heart of development and sees sustainable development as a golden thread running through both plan making and decision taking. This

is confirmed at the development plan level under Policy DM12 of the Allocations and Development Management DPD.

### Principle of Development

The Amended Core Strategy details the settlement hierarchy and proposed spatial distribution of growth that will help deliver sustainable growth and development in the District. The intentions of this hierarchy set out in Spatial Policies 1 and 2 of the Core Strategy are to direct new residential development to the Sub-regional Centre, Service Centres and Principal Villages, which are well served in terms of infrastructure and services.

The site lies within the parish of Rolleston and in my judgement is located outside of the built part of the village at the south-eastern edge. As such it is considered to be within the open countryside. It is noted that this is not a matter in dispute, with the agent agreeing with this assessment. Spatial Policy 3 'Rural Areas' of the Newark and Sherwood Amended Core Strategy DPD states "Development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Policies to deal with such applications are set out in the Allocations & Development Management DPD."

In accordance with the requirements of Spatial Policy 3, Policy DM8 'Development in the Open Countryside' of the Allocations & Development Management DPD states, at criterion 7, that 'Proposals for dwellings in connection with equestrian uses will be assessed in accordance with criterion 2.' Criterion 2 (New and Replacement Rural Workers Dwellings, the Extension of Existing Dwellings and the Removal of Occupancy Conditions Attached to Existing Dwellings) allows for rural workers dwellings where they can demonstrate a functional and financial need to the operation being served.

It goes on to say that the scale of the dwelling should be commensurate to the needs, and the ability of the operation they serve to fund them. The justification text for the policy details the types of evidence that should be submitted to support such applications. To accord with the requirements of the policy, the applicant was invited to share details of financial accounts which they have done.

Sanham Agricultural Planning Ltd have been commissioned by the Local Planning Authority to scrutinise the submission which has included a site visit and provide independent advice on whether the proposal has demonstrated both a functional and financial need for a person(s) to live on site. Their advice is as follows:

*"The application relates to the proposed retention of a mobile home on the application site known as Bramble Liveries, Staythorpe Road, Rolleston.*

*The application site comprises 14.2 hectares (35 acres) of land, stables and buildings owned by the applicant Mr. J. Wilson, who currently lives away from the application site at Trent Valley Equestrian Centre. The application site is let to Mr. & Mrs. Godber, who purchased the mobile home to enable them to live on the site to manage their equestrian enterprise known as Godber Sport Horses. The applicants' previous business which was run from a different site was known as Moat Lodge Sports Horses.*

*The rented unit comprises the 14.2 hectares (35 acres) of land, 20 stables, a storage barn which contains three of the 20 stables, an outdoor arena (menage) 65 metres x 25 metres, and a field shelter 3.6 metres x 6.1 metres.*

*At the time of my site visit the unit was stocked with a total of 24 horses and ponies, which comprise 6 brood mares, with two foals at foot, with 2 mares due to foal in September and the other two mares in March, 2024. There were also 7 three/four year olds, 3 rehabilitation horses, 1 retired horse and 5 competition horses. The site is all down to grass, with 4 hectares (10 acres) which has been mown for hay.*

*I calculate using standard manday figures from recognised sources, that the existing equestrian enterprise has a standard labour requirement for approximately 3.4 full-time persons. The current labour force comprises Mr. & Mrs. Godber, together with an apprentice and part-time/casual help. I therefore consider the current enterprise is full-time. I also consider there is an essential/functional need for one person to live at or near the stable yard especially as there are 6 brood mares which are foaled on the site, together with high quality competition horses.*

*Applications for agricultural and other rural occupational dwellings including equestrian dwellings in the countryside are currently covered in paragraph 80 of the National Planning Policy Framework (the Framework) revised in July, 2021, which states "Planning Policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:-*

*(a) There is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;". Planning Practice Guidance was also provided in July 2019 at paragraph 010 which deals with the need for rural workers' dwellings in the countryside, and sets out five considerations which may be taken into account, these are:-*

*1. "Evidence of the necessity for a rural worker to live at, or in close proximity to, their place of work to ensure the effective operation of an agricultural or forestry or similar land-based rural enterprise (for instance where farm animals, or agricultural processes require on-site attention 24 hours a day and where otherwise there would be a risk to human or animal health, or from crime, or to deal quickly with emergencies that could cause serious loss of crops or products);" – I am of the opinion that there is evidence of the necessity for a rural worker to live at, or in close proximity to, the stables on Staythorpe Road to ensure the welfare of the horses kept at the application site and to supervise the foaling of the brood mares. I am therefore satisfied that this consideration has been complied with together with the criteria in paragraph 80(a).*

*2. "The degree to which there is confidence that the enterprise will remain viable for the foreseeable future;" – the proposal is for the retention of a mobile home,*

*and therefore the enterprise is required to show that it has been planned on a sound financial basis and that there is a prospect of it being financially viable after three years. However, the site is rented, and the temporary dwelling is owned by the tenants and not the landlord; therefore, I would not expect the mobile home to be replaced by a permanent dwelling unless it were to be built by the landlord; as the tenant would be unwise to invest in building a permanent dwelling on someone else's property. However, I have had sight of the tenants' accounts for the years ending 31<sup>st</sup> March, 2019, 2020, 2021 & 2022. All four years show profits however, these four years relate to a different site and the profits would be unable to pay the tenants a minimum wage or sustain the cost of a permanent dwelling. I am of the opinion that as the enterprise has only been on the application site since July, 2022 it is not possible to assess the current viability of the enterprise, however, it is clear that the enterprise has been planned on a sound financial basis. Therefore, this consideration has been partially satisfied.*

*3. "Whether the provision of an additional dwelling on-site is essential for the continued viability of a farming business through the farm succession process;" – the application is not for an additional dwelling, therefore this consideration is not relevant to this application.*

*4. "Whether the need could be met through improvements to existing accommodation on the site, providing such improvements are appropriate taking into account their scale, appearance and the local context;" – there is no existing accommodation on the site other than the mobile home, the subject of this application. Therefore, this consideration is not relevant to this application.*

*5. "In the case of new enterprises, whether it is appropriate to consider granting permission for a temporary dwelling for a trial period." – This application is related to a new enterprise, and due to the large number of horses kept at the application site including 6 brood mares which foal on the site, I consider that there is an essential/functional need for a full-time worker to live at or near their place of work, and therefore it may be appropriate to consider granting temporary consent for the retention of the mobile home to enable the tenants of the unit to provide the required levels of supervision and security necessary on a unit of this nature. Therefore, this consideration has in my opinion been satisfied.*

*In conclusion, I ADVISE that there is equestrian support for the retention of the mobile home to enable the tenants to establish a viable enterprise on the unit, and continue to provide the required levels of supervision and security necessary for an enterprise of this nature."*

I am satisfied that the advice set out above is robust and from a suitably experienced expert on rural matters. Whilst this advice refers to the 2021 NPPF, now superseded by the September 2023 version, the advice contained within it remains unchanged.

It is noted that one interested party has made reference to the adjacent dwelling 'Bramble Cottage' once belonging to this enterprise. This is correct. It would appear that in 1964 a timber framed bungalow was sold off by the Ministry of Agriculture Fisheries and Food. This

wasn't subject to an agricultural occupancy condition albeit it appears that the bungalow likely had its roots in agriculture. Planning permission was later granted (originally in 1992 but the final design appears to have been settled in 1996) for a replacement bungalow and garage which was built on site which became known as Bramble Cottage, an open market dwelling.

From an internet search, it would appear that Bramble Cottage was sold off separately from the land subject to this application site in May 2008 and since that time has been in separate ownership. It is also noted that the property (along with the c4.8ha of land it retained) is currently up for sale for £1,250,000 and so is available and could technically fulfil the functional needs of the business. However, the applicant's agent has confirmed that this dwelling is beyond the financial reach of a business that is relatively new, not yet generating the levels of income to support such a dwelling and that the static home reflects this.

The land is currently rented to the occupants, and it would appear there is no formal tenancy agreement in place, albeit anecdotally we are advised the agreement is long term, 5 years plus. However, whilst the occupants appear to have brought the caravan onto the site to reside in, I am conscious that the applicant is actually the owner of the land, not the tenants. Therefore, the length of the tenancy becomes irrelevant, as in theory new tenants could take over the same business and live in the temporary caravan and continue to provide the functional need identified.

It is noted that the current business has only been operating from this site since July 2022 albeit the accounts from the previous 3 years (operating at a different site) have shown profitability. The independent agricultural consultant has advised that it is clear that the business has been planned on a sound financial basis. Where there is a functional need demonstrated (as is the case here) it is industry standard practice to grant permission for a caravan on a temporary 3-year basis to allow the applicants the opportunity to demonstrate that the enterprise could grow to enable it to financially support a permanent dwelling. This period of time is reasonable and will allow the opportunity to review the housing needs of the enterprise, the financial sustainability and whether the building is still fit for purpose, noting that static homes have a limited shelf life.

I therefore conclude that for the reasons set out, a temporary 3-year permission with an agricultural occupancy tie to the business would be appropriate in principle and accord with the policy context set out.

### Impact on Character

Policy DM5 (Design) states that the rich local distinctiveness of the District's landscape and character should be reflected in the scale, form, mass, layout, design materials and detailing of proposals for new development. Policy CP9 (Sustainable Design) expects new development to be a high standard of sustainable design.

In accordance with Core Policy 13 (Housing Mix, Type and Density), all development proposals will be considered against landscape character. A Landscape Character Appraisal (LCA) was adopted as a Supplementary Planning Document in December 2013 to inform the policy approach identified within Core Policy 13. The LCA provides an objective methodology for assessing the varied landscape within the district and contains information about the



character, condition and sensitivity of the landscape. The LCA has recognized a series of Policy Zones across the 5 Landscape Character types represented across the District.

Trent Washlands Policy Zone 11 (Cromwell, North and South Muskham, Kelham, Averham, Staythorpe and Rolleston Village Farmlands) comprises a flat, large scale intensive landscape which has a landscape condition and landscape sensitivity defined as 'moderate' giving a policy action of 'conserve and create'. In terms of landscape features, the Council's SPD seeks to conserve traditional field patterns and strengthen tree cover and ecological corridors. For built form this seeks to conserve the character of village settings and concentrating new development around existing settlements and planting to soften new development.

The static home is a standard specification and has not therefore been designed to reflect the character of the local area. Measuring 12.21m in length by 3.7m in width and at 3.6m to its flat roof (including the 500mm it is raised from the ground) this static home is modest in size. It is set behind a row of coniferous trees so is not visible from the Staythorpe Road nor from other vantage points given it is located amongst other larger agricultural style buildings. Given this, the proposal meets the 'conserve' element of the objective embedded in CP13. As the static home is not suitable for a permanent residence, partly due to its limited lifespan, and the applicant is looking to secure a temporary permission, I consider it would not be reasonable to expect the 'create' element to be forthcoming through landscaping especially in the absence of visual harm.

With regards to the expectation for a high standard of sustainable design required by Policy CP9, it is acknowledged that a static home is not necessarily to the highest of standards and by its temporary nature is not necessarily sustainable in the long term. However, in the context of a temporary permission, the design is considered adequate for a finite period.

I therefore conclude that the proposal is acceptable in respect of Core Policies 9 and 13 of the Core Strategy DPD and Policy DM5 of the Allocations & Development Management DPD.

### Trees and Ecology

Core Policy 12 (Biodiversity and Green Infrastructure) of the Amended Core Strategy DPD seeks to secure development that maximises the opportunities to conserve, enhance and restore biodiversity. Policy DM7 of the Allocations & Development Management DPD states that natural features of importance within or adjacent to development sites should, wherever possible, be protected and enhanced.

The static home is located within an existing stable yard, adjacent to a line of coniferous trees. The trees are non-native and in any event the home is raised from the ground, away from the trees, outside of their root protection areas and canopies. Given the nature of the static home and that it is raised off the ground, I do not consider that the development would harm the trees. Furthermore, the presence of the static and the residential use is very unlikely to impact on ecology given the site is in active use as a stable yard. No surveys have been carried out, but I do not consider they were necessary in this instance. There is no conflict identified in respect of the policy objectives.

## Residential Amenity

Policy DM5 of the DPD states that the layout of development within sites and separation distances from neighbouring development should be sufficient to ensure that neither suffers from an unacceptable reduction in amenity including overbearing impacts, loss of light and privacy. The NPPF also seeks to ensure a good standard of amenity for all existing and future occupants of land and buildings. Core Policy 9 also seeks a high standard of sustainable design and to contribute to a compatible mix of uses.

The nearest residential property is Bramble Cottage to the north-east on Staythorpe Road which is approximately 16m from the site. However, there is very little intervisibility between this neighbour and the mobile home given it is tucked away behind the conifers and there are no windows facing towards the north-east. I therefore do not consider there would be any adverse impacts on living conditions for the occupiers of Bramble Cottage.

Three dwellings at Goodwins Court lie to the west off Staythorpe Road but with an intervening field and with a distance of at least 91m between them, there is not harm identified in respect of amenity here either.

Turning to the amenities of future occupants. As noted previously, the proposed static home is of a standard specification. The design is akin to a holiday home/lodge and not therefore designed for permanent occupation as a main dwellinghouse. It is modestly proportioned with a floor space of c45m<sup>2</sup>. An L shaped wrap around veranda is in situ to the western side and a small area of grass is present to the other side providing some limited private amenity space for the occupants. Consideration has therefore been given to whether the proposed caravan would provide a good standard of amenity for occupants of the site who would live there on a full-time basis.

In 2015, the Government introduced statutory guidance titled “Technical housing standards – nationally described space standard” which sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage, and floor to ceiling height. This hasn’t been adopted by this Council but is a useful tool setting out typical expected standards for new build dwellings.

The proposal effectively seeks permission for a new 2-bedroom 1 storey dwelling. The minimum gross internal floor area for a new 2-bedroom 1 storey dwelling is 61m<sup>2</sup> with 2-square metres of built-in storage. The gross internal floor area of the proposed lodge, including built-in storage, is below that minimum space standard. The size and width of the bedrooms would also fall below the corresponding minimum space standards for double and single bedrooms. These figures suggest the proposed park home/lodge would provide a low standard of amenity for occupants. However, it is noted that the Applicant has specifically chosen the static home as their preferred means of accommodation on a temporary basis and would therefore be aware of its limitations in terms of internal space. The external amount of amenity space is adequate.

Whilst the static home does not adversely impact on neighbours, it is acknowledged that it would provide for a relatively low level of amenity standard for the occupiers. This represents

a further reason why the home is not suitable for permanent occupation. However, the applicant has suggested they are seeking a temporary permission of 3 years and on balance the proposal does not conflict with Policy DM5 or CP9.

### Highway Safety and Parking (including Rights of Way)

Policy DM5 is explicit in stating that provision should be made for safe and inclusive access to new development and Spatial Policy 7 (Sustainable Transport) reflects this focusing on sustainable transport.

There is a right of way located to the west and south of the wider site. However, at a considerable distance from the application site, this would not have any impact on the proposals and need not be considered further.

No alterations are proposed to the site access and the proposal is not likely to give rise to a significant number of additional vehicle movements or adverse impacts on the highway. There is sufficient space adjacent to the static home to park two vehicles which is the quantum of parking the Council's SPD requires for a 2-bedroom dwelling. The proposal therefore would accord with Policies DM5 and SP7.

## **8.0 Implications**

In writing this report and in putting forward recommendation's officers have considered the following implications; Data Protection, Equality and Diversity, Financial, Human Rights, Legal, Safeguarding, Sustainability, and Crime and Disorder and where appropriate they have made reference to these implications and added suitable expert comment where appropriate.

## **9.0 Conclusion**

Following independent advice from a rural expert, it has been concluded that the application has demonstrated that to enable the proper functioning of the rural business on site, it is essential for a worker to be on site at most times. The enterprise has operated elsewhere for three years but has only been operating at this site since July 2022. The provision of a static home reflects that the business is in its infancy. Whilst the business appears to have been planned on a financially sustainable basis, additional time is required to fully demonstrate that the site could support a permanent dwelling, if indeed that is what is sought. At present, the business cannot afford to secure the adjacent dwelling currently for sale and it is considered unreasonable to expect this given the newness of the business. A three-year temporary permission is therefore considered reasonable and reflects standard industry practice.

There is no harm identified in respect of landscape, amenity, trees, ecology or highway matters to indicate a decision should be made contrary to this in principle conclusion.

## **10.0 Conditions**

### **01**

The use of the static caravan as a dwelling hereby permitted shall be discontinued and the land reinstated to its former condition, including the removal of the caravan, all ancillary works and structures on or before the expiration of a period of three years from the date of this decision.

Reason: In recognition that the financial accounts show the business has only been operating from this site for a short time, a temporary permission is considered reasonable to allow the applicant the opportunity to demonstrate that the enterprise operating on site is sustainable and can support a permanent dwelling in the longer term and in recognition that a static home is not suitable for permanent occupation, in the interests of amenity.

### **02**

The occupation of the static caravan hereby permitted shall be limited to a person solely or mainly working or last working either on the land associated with the enterprise (as outlined in red on the title drawing received on 29<sup>th</sup> March 2023) or in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents.

Reason: The dwelling is located in the open countryside where new residential development is normally restricted to the essential need for the uses described.

### **03**

This permission relates to the following approved plans:

- Site Location Plan, unreferenced but received on 27 February 2023
- Block Plan, unreferenced but received 10 February 2023
- Plans and Elevations, J1L/2023/SC-01, received 10 February 2023
- Title drawing of wider site received 29 March 2023.

Reason: So as to define this permission and for the avoidance of doubt.

## **Notes to Applicant**

### **01**

The application as submitted is acceptable. In granting permission the District Planning Authority is implicitly working positively and proactively with the applicant. This is fully in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended).

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/cil/](http://www.newark-sherwooddc.gov.uk/cil/)

The proposed development has been assessed and it is the Council's view that CIL is not payable on the development given as a static caravan is not considered a building for CIL purposes.

#### BACKGROUND PAPERS

Except for previously published documents, which will be available elsewhere, the documents listed here will be available for inspection in accordance with Section 100D of the Local Government Act 1972.

Application case file.

Committee Plan - 23/00263/FUL

