

PLANNING COMMITTEE 3 OCTOBER 2024

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>5</p> <p>23/00832/FULM</p> <p>Land off Mansfield Road, Clipstone</p>	<p>Agent</p>	<p>26.09.2024</p>	<p>The red line on the plan inserted at para 2.2 of report and on Committee plan attached at the end of the report has been superseded by slight amendments.</p> <p>The coloured plan inserted in para 4.2 of report has been superseded by an updated same coloured plan inserted in para 8.82 of report, which is correct.</p> <p>Para 8.24 of the report states "...the parking layout on the western side of the play area does not comply with the SPD requirements, with no landscape areas between every 4 parking spaces" should read "...with landscape strips between every 4 parking spaces, but not the full width of a parking space," as set out in para 8.51 of the report.</p> <p>The last line of the Table within para 8.50 of the report should read "3 or more beds – 2 spaces," not 3 spaces as set out. Houses with 4+ bedrooms would need to provide 3 on-site parking spaces.</p> <p>Para 8.51 states that "there are currently 18 of the proposed 126 plots, served by triple tandem parking, which although complying with the parking spaces required, is recommended to be a parking solution to be avoided in the SPD."</p>	<p>To be noted. Correct plan has been listed in Plans Condition (028) and within the Committee Presentation slides.</p> <p>To be noted. Correct plan has been listed in Plans Condition (028) and within the Committee Presentation slides.</p> <p>Accepted and to be noted.</p> <p>Table correction to be noted. Although there are 15 3-bed plots served by triple tandem parking, the third space is a garage that is too small to be counted as a parking space, but in any event each 3 bed plot is served by the required 2 on-site parking spaces (so the garage is surplus to requirements). However, there are 4 4-bed plots that are served by triple tandem parking, and these are served by larger garages because it is required to provide a parking space. The sentence of Para 8.51 quoted should</p>

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			<p>The other red spots identified on the parking heat map have the correct amount of parking provided, but not in convenient places to front doors.</p> <p>Request second bullet point of Condition 05 be deleted, as this requirement is set out in Condition 08.</p> <p>Condition 06 requires the approved landscaping outside individual private plots to be completed during the first planting season following the first occupation of the 50th dwelling. The agent states that they could not comply with this as they would have a further 76 plots still to build at this stage. They have asked for the condition to be amended to 'prior to occupation of each individual dwelling' or similar.</p>	<p>therefore read "there are currently 4 of the 126 plots served by triple tandem parking, which although complying with the parking spaces required, is recommended to be a parking solution to be avoided in the SPD." Given the reduction in number of plots reliant on triple parking has reduced from 18 to 4, the negative weighting in the overall planning balance set out in para 10.3, should be reduced accordingly.</p> <p>Noted.</p> <p>Noted and agreed that Condition 05 be amended in this way.</p> <p>Officers do not consider the agent's proposed change to be acceptable. Officers therefore proposed to amend the wording of Condition 06 to the following: "Prior to occupation of any dwelling hereby approved, a scheme for the phasing and implementation of the approved soft and hard landscaping outside any individual private plots shall be submitted to and approved in writing by the Local Planning Authority. The soft</p>

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				<p>landscape planting shall be implemented on the site in accordance with the approved details. Any trees/shrubs which, within a period of five years of being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species. All tree, shrub and hedge planting shall be carried out in accordance with BS 3936 -1992 Part 1-Nursery Stock-Specifications for Trees and Shrubs and Part 4 1984-Specifications for Forestry Trees ; BS4043-1989 Transplanting Root-balled Trees; BS4428-1989 Code of Practice for General Landscape Operations. The approved soft and hard landscaping scheme within each private plot shall be completed prior to first occupation of each respective dwelling.</p> <p>Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity."</p>
<p>5 23/00832/FULM Land off Mansfield Road, Clipstone</p>	<p>Consultee – NCC Policy</p>	<p>30.09.2024</p>	<p>Para 3.7 and Table at para 8.87 under Transport - the cost of bus stop infrastructure contribution has now increased from £24,400 to £26,300.</p> <p>Table at para 8.87 under Transport and Condition 012 need to be amended as follows:- replace "NS0491 Greendale Crescent and NS0476 Greendale Crescent" with "NS0441 Colliery and</p>	<p>Amendments to report and condition 012 are accepted and recommended to Members for their consideration accordingly.</p>

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			NS0466 Colliery"	
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<p>11</p> <p>24/00317/FULM</p> <p>Murphys Pipelines Ltd, Newark Road,</p>	<p>Officer</p>	<p>25.09.2024</p>	<p>Draft conditions as set out in the committee report have been shared with and reviewed by the applicant and their agent. It has been advised by the applicant that there is a now a pressing need to get the pylon training facility up and running. Consequently, the applicant would like to develop in phases.</p>	<p>Conditions have therefore been amended to facilitate this phasing including the addition of a new phasing condition (no. 2). Some triggers within conditions have been amended due to practicalities where reasonable to do so. The conditions shown in Appendix 1 are the final suggested conditions which are now agreed</p>

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Ollerton				with the applicant.