

PLANNING COMMITTEE 13 FEBRUARY 2025

Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM	Pegasus Group	10.02.2025	In reason for condition 3 the reference to Southwell needs to be removed as it is not relevant to the determination of the application.	Accepted. The reason for the condition would now be It would now be "Insufficient detail has been provided."
5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM	Pegasus Group	10.02.2025	The requirements of conditions 05 and 06 are replicated within condition 09.	Accepted, it is proposed to delete conditions 05 and 06 as they would already be incorporated within condition 09.
5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM	Pegasus Group	10.02.2025	Condition 010 requires "No works above ground level should be commenced until details of the proposed arrangements and plan for future management / maintenance of the proposed private drives (including associated drainage) have been submitted to and approved in writing by the Local Planning Authority. The streets and drainage shall for the lifetime of the development be maintained in accordance with the approved private management and	Accepted. The condition would read No dwelling hereby approved shall be occupied until details of the proposed arrangements and plan for future management / maintenance of the proposed private drives (including associated drainage) have been submitted to and approved in writing by the Local Planning Authority. The streets and drainage shall for the lifetime of the development be maintained in accordance with the approved private

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			<p>maintenance details.” It is stated that this should be limited to “No dwelling hereby approved shall be occupied”</p>	<p>management and maintenance details.</p>
<p>5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM</p>	<p>Pegasus Group</p>	<p>10.02.2025</p>	<p>It is highlighted that condition 011 should reference the submitted Visibility splays drawing within the condition.</p>	<p>Accepted. The condition would now be: The pedestrian visibility splays on the route from Lincoln Road to the sports ground shall be undertaken in accordance with plan reference YDRN-BSP-ZZ-ZZ-DR-C-0101-P02-Visibility_Splays. The approved splays shall be kept clear of all obstructions above 0.6m in height for the lifetime of the development.</p>
<p>5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM</p>	<p>Pegasus Group</p>	<p>10.02.2025</p>	<p>It is highlighted that condition 013 should reference the updated flood risk assessment</p>	<p>Accepted. The condition would now be: Plots 141 and 150 shall not be occupied until details of the management and maintenance of the land within the forward visibility splays as shown on drawing number YDRN-BSP-ZZ-ZZ-DR-C-0101, rev P02 has been submitted to and agreed in writing by the LPA.</p>

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<p>5</p> <p>Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM</p>	Pegasus Group	10.02.2025	It is highlighted that condition 016 should reference the number of dwellings which would trigger the requirement for the sports ground being brought into use.	<p>Accepted, as this ties into the requirements of Phase 1. The condition would now be:</p> <p>Within 3 to 6 months of the occupation of the 74th dwelling within Phase 1 of the development and the Sports Grounds being first brought into use, parking surveys shall be undertaken in accordance with a methodology to be first submitted and approved in writing by the LPA. A report with the results of the survey and any measures proposed to address any issues (if present), along with a timetable for implementation shall be subsequently submitted to and approved in writing by the local planning authority.</p>
<p>5</p> <p>Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM</p>	Pegasus Group	10.02.2025	It is highlighted that condition 019 should reference version 09 of the Flood Risk Assessment instead of version 06.	<p>Accepted. The condition would now be:</p> <p>No part of the development hereby approved shall commence until a detailed surface water drainage scheme based on the principles set forward by the approved BSP Flood Risk Assessment (FRA) and Drainage Strategy ref. YDRN-BSP-ZZ-XX-RP-C-0001-P07_FRA_&_DS received 2nd February 2025 has been submitted to and approved in writing by the Local Planning Authority.....</p>
<p>5</p> <p>Land at Yorke</p>	Pegasus Group	10.02.2025	It is highlighted that condition 020 the reference to " <i>before</i> " should be removed.	<p>Accepted. The condition would now be:</p> <p>The playing fields, pavilion and all associated</p>

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Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM				parking shall be provided in accordance with the approved specifications and made available for use in accordance with approved Development Phasing Plans.
5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM	Pegasus Group	10.02.2025	It is highlighted that within the Informatives that the development would be liable For CIL payments which is incorrect.	Accepted. The reference to CIL liability will be removed from the informative.
5 Land at Yorke Drive and Lincoln Road Playing Field, Lincoln Road, Newark on Trent - 22/01528/RMAM	Pegasus Group	10.02.2025	An updated Bat Mitigation Plan and Biodiversity Enhancement Plan has been submitted following the publication of the committee report. The Biodiversity and Ecology Lead Officer has reviewed the updated plans and comments that They advise that would advise that the submitted Bat Mitigation Scheme is acceptable to discharge Condition 18 (of the outline consent) and should be implemented as such.	Following receipt of the and updated Bat Mitigation Plan and Biodiversity Enhancement Plan, and further consultation with the Biodiversity and Ecology Lead Officer. It is considered that the Bat Mitigation Plan is acceptable to meet the requirement of Condition 18 of the associated outline consent In respect of the Biodiversity Enhancement Plan, it is considered that a further condition is necessary to secure all biodiversity enhancements in each phase of the development. Therefore, an addition condition

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			<p>They also advise that the submitted Ecological Enhancement Plan requires further amendments for it to be acceptable to discharge Condition 28 (of the outline consent), and that amendments would be required to address what they consider to be inadequacies in some of the proposed indicators of success, and the monitoring needs to include monitoring of the installation of the proposed bird, bat and hedgehog boxes that are proposed as enhancements.</p>	<p>is therefore needed that would state:</p> <p>Condition 026: No development shall be commenced in respect of each phase pursuant to Condition 3 of the associated outline consent (Ref: 22/00426/S73M) until a scheme for ecological enhancements in respect of that particular phase has been submitted to and approved in writing by the Local Planning Authority. This could include (but shall not be limited to) bird and bat boxes at appropriate points within the site. This shall also include details of a timetable for implementation of the enhancements. The scheme shall thereafter be implemented and retained in accordance with the approved scheme.</p> <p>Reason: To ensure that protected species are appropriately managed during construction and to ensure that all biodiversity enhancements align with the approved layout plan.</p>
<p>6</p> <p>Ollerton Hall</p> <p>25/00048/S73</p>	<p>Case Officer</p>	<p>05.02.2025</p>	<p>As the development has already commenced, Condition 06 needs to be re-worded.</p> <p>It currently states:</p> <p>“No development shall be commenced until details of the extent of the re-pointing of the building, have been submitted to and agreed in</p>	<p>It is recommended that the condition is re-worded to:</p> <p>“No new external re-pointing shall be carried out to the Hall until details of the extent of the re-pointing of the building, have been submitted to and agreed in writing by the Local Planning Authority. The raking out of loose mortar for the</p>

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			writing by the Local Planning Authority. The raking out of loose mortar for the purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Development shall thereafter be carried out in accordance with the approved details.”	purpose of re-pointing shall be carried out by tools held in the hand and not by power-driven tools. Development shall thereafter be carried out in accordance with the approved details.”
6 Ollerton Hall 25/00048/S73	Ollerton and Boughton Town Council	06.02.2025	Support the proposal.	Noted.