

PLANNING COMMITTEE – 6 AUGUST 2019

Application No:	19/01129/FUL	
Proposal:	2 No. detached dwellings with integral garages.	
Location:	2 Gainsborough Road Winthorpe NG24 2NN	
Applicant:	Ms Jane Goodridge	
Registered:	24.06.2019	Target Date: 19.08.2019

This application is being presented to the Planning Committee in line with the Council's Scheme of Delegation as Winthorpe Parish Council has objected to the application which differs to the professional officer recommendation.

The Site

The application site relates to an area of land just under 0.5 hectares in extent which as existing forms part of the existing residential curtilage of the dwelling known as High Leys. As such, the characteristics of the site are grassland and occasional tree specimens. The site is accessed from Gainsborough Road to the east of the site. The wider site within the applicant's ownership immediately to the north west of the site is formed of dense tree cover.

The host dwelling is a detached modern dwelling set back around 60m from the highways which has recently been renovated with extensions and alterations as detailed in the planning history section below.

Land to the south of the site forms residential curtilages within the village accessed from Woodlands and two dwellings from Woodham Cott. The designated Conservation Area for the village is some 120m to the south of the site boundary intervened by the aforementioned built form of the village.

The site itself is within Flood Zone 1 according to the Environment Agency maps albeit some of the land in the applicant's ownership to the north west is within Flood Zone 2.

Relevant Planning History

There is no planning history in relation to the site itself other than householder applications for the host dwelling as follows:

17/00478/FUL - Householder application for erection of a triple garage (re-submission of 16/01970/FUL). *Application approved April 2017.*

14/01803/FUL - Householder Application for Side and Rear Extension and Alterations to existing dwelling and new Gates and entrance walling. *Application approved December 2014.*

The Proposal

The application seeks full planning permission for the erection of 2 no. semi-detached; 3 bedroom dwellings set across two storeys. The dwellings would be positioned to the rear of the existing dwelling sharing the same vehicular access with Plot 1 positioned northwards and staggered slightly forwards of Plot 2.

Plot 1 would have an approximate floor space of 363m² with Plot 2 being slightly smaller at around 355m².

According to the submitted statement the dwellings are designed as a contemporary interpretation of the arts and crafts movements characterized by low eaves and accommodation within the roof space facilitated by the inclusions of numerous roof dormers. Eaves heights are approximately 2.5m with maximum pitch heights of around 7.75m.

The application has been accompanied by the following plans and documents:

- Site Location Plan – 2119824;
- Topographical Survey – 18 – 122 – 01 Rev. A;
- Proposed Site Layout – 772H-14A;
- Plot 1 Floor Plans – 772H-15;
- Revised Plot 1 Elevations – 772H-16A;
- Plot 2 Floor Plans – 772H-17;
- Revised Plot 2 Elevations – 772H-18B;
- Arboricultural Method Statement – AWA Tree Consultants dated June 2019;
- Arboricultural Report and Impact Assessment – AWA Tree Consultants dated June 2019;
- Outline Sustainable Drainage Strategy dated June 2019;
- Preliminary Ecological Appraisal – delta simons dated August 2018;
- Supporting Planning Statement dated June 2019;
- Supporting letter from Globe Consultants dated 25th July 2019.

Departure/Public Advertisement Procedure

Occupiers of 13 properties have been individually notified by letter.

Planning Policy Framework

The Development Plan

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

Spatial Policy 1 - Settlement Hierarchy

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

Other Material Planning Considerations

- National Planning Policy Framework 2019
- Planning Practice Guidance (online resource)

Consultations

Winthorpe Parish Council - The Parish Council objects to the proposal on the basis that it is outside of the village boundary and we feel that this will set a precedent for future developments.

The property is opposite the village school entrance and there is a safety concern about congestion with increased vehicles.

NCC Highways Authority – The access is sufficient to cater for the additional dwellings and meets Highway Design Guidance i.e. it is 5m wide for the first 5 metres. It is well constructed.

There will be negligible impact on the public highway. Therefore, no objections are raised.

Archeological Advisor - This site lies close to a potential Iron Age to Roman settlement. The adjacent field also appears to contain some slight but visible earthworks of unknown origins.

Given this I think it's appropriate to secure the recording of any archaeological finds and features revealed during the development by condition.

Recommendation: Prior to any groundwork the developer should be required to commission a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)) in accordance with a written scheme of investigation submitted to and approved in writing by the local planning authority. This should be secured by an appropriate condition to enable heritage assets within the site to be recorded prior to their destruction. Initially I envisage that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features.

'Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publically accessible.' Policy 199 National Planning Policy Framework (2018)'

An outline of the required work produced by this department which will lay out the details above, and the specification for the work should be approved by this department prior to the commencement of works. Please ask the developer to contact this office for further details.

Trent Valley Internal Drainage Board – The site is outside of the Trent Valley Internal Drainage Board district but within the Board's catchment.

There are no Board maintained watercourse in close proximity to the site, however, the Environment Agency Slough Dyke is in close proximity and they should be consulted.

The Board's consent is required for any works that increase the flow or volume of water to any watercourse or culvert within the Board's district (other than directly to a main river for which the consent of the Environment Agency will be required).

Surface water run-off rates to receiving watercourse must not be increased as a result of the development.

The design, operation and future maintenance of site drainage systems must be agreed with the Lead Local Flood Authority and Local Planning Authority.

Environment Agency – There are no environmental constraints associated with the application site which fall within the remit of the Environment Agency. The Lead Local Flood Authority should be consulted on the proposals for their requirements regarding the disposal of surface water arising from the development.

If the proposal subsequently changes such that you feel it may pose a significant environmental risk then please do not hesitate to contact us and we will review our position.

Three letters of representation has been received which can be summarized as follows:

- The land is agricultural land;
- The houses are not suitable for first time buyers;
- There is an existing tree which prevents growth in a neighbouring vegetable plot – if permission is granted this tree should be conditioned to be felled;
- The site is outside the village boundary and development is understood to be restricted;
- Previous application for a garage was rejected on the grounds of over development;
- The proposed materials would be in keeping with the host dwelling but only because it has been changed from natural coloured brick;
- High Leas has already almost doubled in size;
- 2 more dwelling is not low key; subtle; or sensitively designed;
- The development is opposite a school entrance that is already very busy at certain times of the day;
- This could set a precedent for further development at the end of the village.

Comments of the Business Manager

Principle of Development

The Adopted Development Plan for the District is the Core Strategy DPD (2019) and the Allocations and Development Management Policies DPD (2013). The adopted Core Strategy details the settlement hierarchy which will help deliver sustainable growth and development in the District. The intentions of this hierarchy 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. Spatial Policy 1 (Settlement Hierarchy) of the Council's Core Strategy sets out the settlements where the Council will focus growth throughout the District. Applications for new development beyond Principal Villages as specified within Spatial Policy 2 will be considered against the 5 criteria within Spatial Policy 3. However, Spatial Policy 3 also confirms that,

development not in villages or settlements, in the open countryside, will be strictly controlled and restricted to uses which require a rural setting. Direction is then given to the relevant Development Management policies in the Allocations and Development Management DPD.

The first assessment which is necessary as part of the current assessment is to determine whether the site can be considered in the village or falls outside of the village and therefore should be assessed as development in the open countryside.

I note the approach to this which has been taken in the Supporting Planning Statement that the site forms part of the built extent of the village on the basis that it forms part of the residential curtilage of the existing dwelling, therefore rendering the explanation text of the Amended Core Strategy Spatial Policy 3 relevant (underlined emphasis):

4.25 In implementing Spatial Policy 3 its locational criteria supports the development of sites in sustainable accessible villages. In decision making terms this means locations within the existing built extent of the village, which includes dwellings and their gardens, commercial premises, farm yards and community facilities.

I concur that the above paragraph is a clear indication of the intentions of the Inspector's modifications in agreeing the amended wording of Spatial Policy 3. Having visited the site, I am confident that the site can be reasonably considered as part of the extensive existing residential curtilage of High Leas. For the purposes of the locational criteria of Spatial Policy 3 therefore, the site is in the village. It is therefore necessary to assess the development against the five criteria of Spatial Policy 3 as undertaken below.

Location

The first criterion of Spatial Policy 3 requires new development to be in villages, which have sustainable access to Newark Urban Area, Service Centres or Principle Villages and have a range of local services themselves.

Winthorpe is spatially close to the Newark Urban Area and despite the severance of the road network through the creation of the A1, the Urban Area is only a short travel distance from the village. Winthorpe also has a number of services including a public house; primary school; community centre and Parish Church. On the basis of the above discussion that the site is in the village, the proposal would satisfy the locational criterion.

Scale

The requirement of SP3 is that new development should be appropriate to the proposed location and small scale in nature. The proposal relates to two dwellings which is considered small scale in numerical terms when taken in the context of the size of the village. The scale of the proposal in respect to its design implications is discussed further in the Character section below.

Need

The wording of the 2019 Core Strategy requires new housing to demonstrate that it would help to support community facilities and local services. Given the location of the site in the confines of the village, I am satisfied that the occupiers of the proposed dwelling would have sufficient opportunity to support and help sustain the longevity of the existing local services within the

village.

Impact

In some respects the Impact criterion lends itself to discussion in the context of other material consideration such as the impact on the highways network and neighbouring amenity (discussed in further detail below). In respect of local infrastructure, I am again satisfied that the development for two dwellings could be accommodated for within existing village infrastructure without causing a detrimental impact.

Character

The character element of Spatial Policy 3 confirms that new development should not have a detrimental impact on the character of the location or its landscape setting. This stance is carried to Policy DM5 which confirms that the rich local distinctiveness of the District's landscape and character of built form should be reflected in the scale, form, mass, layout, design, materials and detailing of proposals for new development. Of further relevance to this specific application is the confirmation that backland development will only be approved where they would be in keeping with the general character and density of existing development in the area, and would not set a precedent for similar forms of development, the cumulative effect of which would be to harm the established character and appearance of the area.

The proposed dwellings would be set back over 100m from Gainsborough Road using an existing access which at present serves the host dwelling solely. There is therefore no doubt that the development would be in a backland form. I have carefully considered the impacts of this in character terms. Firstly it is notable that backland development is not entirely foreign in the immediate vicinity of the site given the presence of the plot known as The Tallat at no. 4 Gainsborough Road which is a backland plot. Moreover, the residential development to the south of the site is formed of a cul-de-sac arrangement such that there is no defined building line which the development as proposed would contravene.

In terms of precedent, there are certain site circumstances which in my view would result in the strong resistance of further development. Any further development to the north of the site would be considered as open countryside and therefore resisted in principle. Any development to the west of the site would be in an area of dense woodland which would be resisted due to the character harm from its wholesale removal (the group of trees being Category A according to the submitted surveys). I therefore consider the risk of further backland development coming forward should this application be approved to be low on the basis that the site circumstances would be self-governing. The proposal is therefore considered to preserve the character of the area sufficiently to meet the requirements of Spatial Policy 3. The specific design implications of the dwellings as proposed is discussed in further detail below but for the avoidance of doubt, the overall principle of development against the Spatial Strategy is acceptable.

Impact on Design

As is detailed above, design implications are governed by Policy DM5. In addition to this the NPPF states that good design is a key aspect of sustainable development and new development should be visually attractive. Core Policy 9 states that new development should achieve a high standard of sustainable design that is of an appropriate form and scale.

The submitted Statement claims that the design strategy which has been brought forward recognizes the transitional nature of the site from the distinction between the main built up area of the village and the open countryside. On this basis, the proposed dwellings have been designed to be 'low key and subtle' whilst at the same time delivering a distinct form and character. The overall design approach is claimed to be a contemporary interpretation of the arts and crafts movements.

It is my view that the approach taken is successful in the context of the site surroundings and I concur that the use of largely roof dormers (with the exception of forward projecting full height gables) gives the perception of an overall reduced height and scale (albeit the maximum pitch height at around 7.75m is relatively restrained for a two storey dwelling in any case). Whilst the development (in the rare instances that it is visually appreciated from the public realm) would appear as a modern interpretation, the nods to the design of the existing dwellings to the south of Gainsborough Road are appreciated and supported.

Exact details of materials have been sought during the life of the application to avoid the need for a potential condition however the agent has confirmed the acceptance of a condition to secure the exact details. The use of brick and render is considered acceptable noting that the positioning of the site is relatively discrete and therefore it is not considered crucial that the materials follow a particular established palette.

Housing Mix and Density

Core Policy 3 states that the District Council will seek to secure new housing development which adequately addresses the housing need of the District, namely: family housing of 3 bedrooms or more; smaller houses of 2 bedrooms or less; and, housing for the elderly and disabled population.

The development proposed is a windfall site and therefore would provide an added contribution towards the District's housing supply. Both dwellings proposed are large spacious three bedroom properties albeit the floor plans also indicate playrooms which could easily be used as a bedroom depending on occupiers preference. Nevertheless each of the dwellings have included a bedroom at ground floor and therefore I accept that the position that they could readily provide lifetime housing. On this basis the proposal would meet two of the requirements of Core Policy 3 and therefore would contribute positively to the housing offer of the District.

Impact on Trees and Ecology

Core Policy 12 of the Core Strategy and Policy DM7 of the Allocations and Development Management DPD (ADMDDPD) outline the importance of the protection and enhancement of the area's biodiversity and open spaces. The protection of individual sites is vital as part of the preservation of the overall 'Green Infrastructure' network of green spaces, landscapes and natural elements that intersperse and connect the District's settlements and surrounding areas.

The application has been accompanied by an Arboricultural Method Statement and Arboricultural Report and Impact Assessment dated June 2019. The area where the dwellings are proposed is largely laid to lawn with minimal tree cover in comparison to the rest of the wider site in the applicant's ownership which includes numerous specimens and dense woodland (surveyed as 55 individual trees and 5 groups of trees). The Tree Protection Plan shows that the development would necessitate the removal of just one specimen to facilitate the turning area for the southern plot. The details confirm this to be an apple tree of Category C quality and therefore there is no

objection in principle to its loss. The remaining trees to be retained would be protected by Tree Protection Fencing and a small no dig area along the drive which could be secured by condition. Taking into account the proposed additional planting (which has agreed to be secured by condition), it is considered that the development of the site offers the opportunity to enhance the biological value of the site. I note the neighbouring comments in respect to a tree preventing growth of vegetables in a neighbouring garden but I do not consider it would be reasonable or necessary to require this tree to be removed as part of this application.

A Preliminary Ecological Appraisal has also been submitted for consideration with the application dated August 2018. The report acknowledges that the scattered trees and shrub around the site provides opportunities for nesting birds. However, the site is not considered to support roosting bats with negligible potential for roosts including in the trees. The site does however provide suitable foraging and commuting habitat with connectivity to the wider landscape. The report does not warrant further surveys works but does suggest mitigation in terms of avoiding site clearance works in the bird breeding season. Given that the proposal relates to the removal of just one tree, I consider it would be more reasonable to construct a bespoke condition that if this tree is to be removed in bird breeding season, then it should first be surveyed for nests.

Overall the development of the site for two dwellings would not incur any harmful impacts to the ecological value of the site and would therefore accord with the requirements of Core Policy 12 and Policy DM7.

Impact on Residential Amenity

Policy DM5 of the DPD states that development proposals should ensure no unacceptable reduction in amenity including overbearing impacts and loss of privacy upon neighbouring development.

The proposal site forms existing residential curtilage and therefore there is an implicit likelihood that any proposed development within the site would have a close spatial relationship with the host dwelling. Plot 1 would be closest but even this intervening distance would be approximately 36m from the principle elevation to the rear corner of the host dwelling. There is an intention to plant a hedge between the respective dwellings (and proposed plots) which, with the aforementioned distances, would mitigate against direct overlooking and loss of privacy.

Moving then to assess the other sensitive neighbouring receptors to the south of the site, the biggest impact likely would be from Plot 2 as proposed. However, given the orientation of the plot the closest element of built form would be the side elevation which does not feature any proposed windows and includes a hipped roof which would assist in moving the bulk of the built form away from the boundary. The submitted site plan annotates a distance of almost 20m between the respective dwellings which in taking account of the oblique line of site from the rear of the neighbouring dwelling closest and the existing tree cover along the boundary (shown to be retained) is considered sufficient to alleviate any harmful overbearing impacts.

The plots would be afforded a sufficient level of private amenity space. The proposal as a whole is therefore compliant with the amenity considerations required by Policy DM5.

Impacts on Highways

Spatial Policy 7 of the Core Strategy seeks to ensure that vehicular traffic generated does not

create parking or traffic problems. Policy DM5 of the DPD requires the provision of safe access to new development and appropriate parking provision and seeks to ensure no detrimental impact upon highway safety.

The intention is for the proposed dwellings to use the same access as the host dwelling with internal garages and areas of hard standing for the parking and turning of vehicles. NCC Highways has assessed the application as the relevant highways authority and raised no objections that the existing access is already sufficient to cater for the additional dwellings.

I note the concerns of the Parish Council in respect to the proximity of the school entrance but I have identified no reason to disagree with the highways expertise and therefore have identified no highways harm which would warrant the resistance of the proposal.

Other Matters

The Council's appointed archaeological advisor has commented on the scheme in respect to the sites proximity to a potential Iron Age to Roman settlement. It is suggested that the impacts of the development could be mitigated by an appropriately worded condition which has been agreed by the agent during the life of the application.

Trent Valley Internal Drainage Board and the Environment Agency both make reference to the need to agree matters of surface water drainage. This could be done via an appropriately worded condition.

Conclusion

The development proposed represents a windfall development in a rural area. Having assessed the proposal against the relevant criteria of Spatial Policy 3, the dwellings proposed would be acceptable in principle in that they would support the local services of the village without imposing any resultant harmful impacts. The benefits of the scheme in terms of additional housing delivery must therefore be afforded positive weight. The remainder of the appraisal above assesses all other material planning considerations and does not identify any resultant harm which would outweigh the housing benefits. The proposal is therefore recommended for approval subject to the conditions as outlined below.

RECOMMENDATION

That planning permission is approved subject to the conditions and reasons shown below:

Notes to Applicant

01

The development hereby permitted shall not begin later than three years from the date of this permission.

Reason: To comply with the requirements of Section 51 of the Planning and Compulsory Purchase Act 2004.

02

The development hereby permitted shall not be carried out except in complete accordance with the following approved details and plans reference:

- Proposed Site Layout – 772H-14A;
- Plot 1 Floor Plans – 772H-15;
- Revised Plot 1 Elevations – 772H-16A;
- Plot 2 Floor Plans – 772H-17;
- Revised Plot 2 Elevations – 772H-18B;

unless otherwise agreed in writing by the local planning authority through the approval of a non-material amendment to the permission.

Reason: So as to define this permission.

03

No development above damp proof course shall take place until manufacturers details (and samples upon request) of the external facing materials (including colour/finish) have been submitted to and approved in writing by the local planning authority. Development shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of visual amenity.

04

Notwithstanding the details indicated on approved plan reference 'Proposed Site Layout – 772H-14A', no part of the development shall be brought into use until details of all the boundary treatments proposed for the site including types, height, design and materials, have been submitted to and approved in writing by the local planning authority. The approved boundary treatment for each individual plot on site shall be implemented prior to the occupation of each individual dwelling and shall then be retained in full for a minimum period of 5 years unless otherwise agreed in writing by the local planning authority through the seeking of either a non-material amendment or a subsequent discharge of condition application.

Reason: In the interests of residential and visual amenity.

05

Notwithstanding the details shown on plan reference Proposed Site Layout – 772H-14A, no development shall be commenced until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. These details shall include:

- a schedule (including planting plans and written specifications, including cultivation and other operations associated with plant and grass establishment) of trees, shrubs and other plants, noting species, plant sizes, proposed numbers and densities. The scheme shall be designed so as to enhance the nature conservation value of the site, including the use of locally native plant species.
- proposed finished ground levels or contours;

- car parking layouts and materials;

Reason: In the interests of visual amenity and biodiversity.

06

The approved soft landscaping shall be completed during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the local planning authority. 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 unless otherwise agreed in writing by the local planning authority. The approved hard landscaping shall be implemented on site prior to first occupation.

Reason: To ensure the work is carried out within a reasonable period and thereafter properly maintained, in the interests of visual amenity and biodiversity.

07

The development hereby approved shall be carried out in accordance with the Tree Protection measures outlined in Section 3 of the submitted Arboricultural Method Statement and associated Appendix 5. For the avoidance of doubt this includes the erection of protective fencing and a zoned Construction Exclusion area.

Reason: To protect the existing biological and ecological value of the site.

08

Should the removal of Tree 58 hereby approved take place in the bird breeding season (March to August inclusive) then the specimen should be surveyed prior to its removal by a suitably qualified ecologist to check the trees habitats immediately prior to works commencing to confirm that no nesting birds will be affected by the proposed works; works would then need to proceed within the following 24 hours. If nesting birds are found then works must halt immediately until the nest has been vacated.

Reason: To protect the ecological potential of the site.

09

Prior to any groundworks a Scheme of Archaeological Works (on the lines of 4.8.1 in the Lincolnshire Archaeological Handbook (2016)) shall be submitted to and approved in writing by the local planning authority. It is envisaged that this would involve monitoring of all groundworks, with the ability to stop and fully record archaeological features. The development shall thereafter be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority.

Reason: In recognition of the archeological potential of the sites surroundings.

No part of the development hereby approved shall commence until a detailed surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The scheme shall be implemented in accordance with the approved details prior to completion of the development. The scheme to be submitted shall:

- Demonstrate that the development will use SuDS throughout the site as a primary means of surface water management and that design is in accordance with CIRIA C753. The hierarchy of drainage options should be infiltration, discharge to watercourse and finally discharge to sewer subject to the approval of the statutory utility. If infiltration is not to be used on the site, justification should be provided including the results of infiltration tests (compliant with BRE365).
- Limit the discharge rate generated by all rainfall events up to the 100 year plus 40% (for climate change) critical rain storm to Q_{bar} for the developable area. The proposed rate within the FRA must be supported by hydraulic calculations.
- Provide detailed design (plans, network details and calculations) in support of any surface water drainage scheme, including details on any attenuation system, and the outfall arrangements. Calculations should demonstrate the performance of the designed system for a range of return periods and storm durations inclusive of the 1 in 1 year, 1 in 2 year, 1 in 30 year, 1 in 100 year and 1 in 100 year plus climate change return periods.
- Evidence of how the on-site surface water drainage systems shall be maintained and managed after completion and for the lifetime of the development to ensure long term

Reason: A detailed surface water management plan is required to ensure that the development is in accordance with NPPF and local planning policies.

Notes to Applicant

01

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

The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website: www.newark-sherwooddc.gov.uk/cil/ or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

02

The application as submitted is acceptable. In granting permission without unnecessary delay 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) Order 2010 (as amended).

03

Should any works be required to be carried out within the public highway, they should be constructed to the satisfaction of the Highway Authority. You would, therefore, be required to contact VIA, in partnership with NCC, tel: 0300 500 8080 to arrange for these works to be carried out.

BACKGROUND PAPERS

Application case file.

For further information, please contact Laura Gardner on extension 5907.

All submission documents relating to this planning application can be found on the following website www.newark-sherwooddc.gov.uk.

Matt Lamb
Director of Growth and Regeneration

Committee Plan - 19/01129/FUL

