

PLANNING COMMITTEE – 02 March 2021

Additional Schedule of Communication Received after Printing of Agenda

Item	Correspondent	Date	Points Raised (Summary)	Officer's Response
<p>5</p> <p>Land North of Halloughton, Southwell</p> <p>20/01242/FULM</p>	<p>Agent</p>	<p>24.02.2021</p>	<p>"[...] On four occasions the committee report makes reference to 'MWp' rather than 'MW'. In order to ensure members are provided with accurate terminology we would ask that you clarify at committee the references made are to MW rather than MWp. The thresholds of the Town and County Planning Act/Planning Act refer only to MW and this is the appropriate unit of measurement to be used as per the wording used in [...] documents submitted as part of the planning application."</p>	<p>Noted. The references to 'MWp' (megawatts-peak) in the committee report are in error and should be read as 'MW' (megawatt) as per the terminology used within the submission documents.</p> <p>This typographic error does not change the recommendation in the committee report.</p>
<p>5</p> <p>Land North of Halloughton, Southwell</p> <p>20/01242/FULM</p>	<p>Agent</p>	<p>26.02.2021</p>	<p>Email from Agent including:</p> <ul style="list-style-type: none"> - Cotmoor Late Item Note, which disputes the assessment and conclusions of the Conservation Officer. The comments challenge the Conservation Officers understanding of the site's proximity to Halloughton and the extent of intervisibility. - Committee Leaflet, which explains the proposal and the benefits identified by the applicant/their agent 	<p>Cotmoor Late Item Note:</p> <p>Conservation Officer response: "Many thanks for sharing the rebuttal from the applicant. There are a number of clarifications required.</p> <p>I do not agree that we have misunderstood the site or overstated the scale of harm. The original proposal included solar panel to the northeast of the church, which taken from boundary to boundary is 100m, hence the reference in our report. Whilst the latest</p>

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			<ul style="list-style-type: none">- Drone Footage, showing the extent of the site	<p>version of the scheme has sought to mitigate this proximity by removing an area of panels at this juncture, our concerns continue to be that the scale and magnitude of the proposal results in significant landscape impact on the setting and significance of designated heritage assets at Halloughton. Not to re-rehearse this argument, but if the scheme is permitted, when travelling through this sensitive landscape, one's experience of the historic environment will be significantly impacted.</p> <p>As set out in Historic England advice, when assessing the likely impacts of a proposal on the historic environment, it is important to consider not only the direct physical impacts of the development, but also any impacts on the contribution setting makes to the significance of identified heritage assets. In this case, the landscape setting to the north of Halloughton contributes to the significance of the Conservation Area and the listed buildings within it. The applicant has sought to make the development more acceptable in the most recent revisions, but these changes do not sufficiently address our concerns for us to be able to revise our stance. Indeed, only a very significant reduction in the scale of development north</p>
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				<p>of Halloughton would lead us to reduce the magnitude of harm identified. In addition, I am also mindful that new hedges and planting to provide screening also change the landscape setting of the historic environment, and are capable of having a negative impact (particularly where they bisect or change long standing historic field patterns- see paragraph 70 of HE's advice note on 'Commercial Renewable Energy Development, recently published).</p> <p>The applicant and I agree that the harm caused by the proposal is less than substantial. Where we disagree is the magnitude of that harm, and whether or not the decision is merely a weighing up exercise. As set out in my report, I do not agree that the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 can be treated merely as material considerations. That being said, I recognise that the output of the proposal in terms of renewable energy is very significant (very close to a national infrastructure project at just under 50MW), and therefore carries with it a substantial contribution towards national renewable energy targets. As highlighted in their Swindon example, a substantial contribution to renewable</p>
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				<p>energy targets can be seen as decisive when weighed against harm to the historic environment. It is fully appreciated that this is a complex decision, but whatever decision is made, significant weight should be accorded to the provisions of the Act in reaching a decision.”</p> <p>Planning Officer comments: The note puts emphasis on the alleged invisibility of the scheme from various points within Halloughton CA; however CA’s are designated for both their character and appearance (para. 13 of the Historic Environment section of the NPPG). Relative inconspicuousness is therefore not considered a sufficient justification in favour of the proposed development.</p> <p>Point 3.10 emphasises that 7,989 trees have been planted in January 2021 along the southern boundary of the site – Officers note that this planting has been undertaken by the applicant of their own accord and does not prejudice the application at hand. Notwithstanding the ecological benefits of this planting, it could be argued that the planting that has already been undertaken can no longer be counted as a direct benefit that would be brought about by the scheme</p>
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				<p>itself, given it has already been undertaken outside of any permission. Consideration of the ecological benefits and enhancements therefore need to be considered in this context.</p> <p>Points 3.18-3.21 reference a scheme in Swindon that the applicant considered to be comparable to the application at hand. Officers were aware of this scheme prior to the Committee Report being published and would highlight that every application must be considered on its own merits.</p> <p>Overall, the contents of this note does not alter the recommendation within the Committee Report.</p> <p>Committee Leaflet: No comments to make. The contents of this leaflet does not alter the recommendation within the Committee Report.</p> <p>Drone Footage: No comments to make. This footage does not alter the recommendation within the Committee Report.</p>
5	Interested Parties 12 no. 4 of which can be identified as	26.02.2021 – 1.03.2021	Comments submitted in support of the application: - Solar is a vital resource in addressing the current climate emergency, which	Noted. The comments received do not alter the recommendation within the Committee Report.

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20/01242/FULM	residing outside of the District /County		<p>the district council has declared last year.</p> <ul style="list-style-type: none">- There are no clear material concerns with the application, other than the impact on the conservation area which has been raised. Having reviewed the LVIA it is clear that any objection in regard to this should be removed, as with the proposed planting this impact would be null.- The considerable carbon savings, renewable energy generation, and suitable placement of the project make it strongly in accordance with the local development plan.- The proposal will provide a community benefit through the generation of renewable energy and a grant for local rooftop solar.- The proposal will help contribute to the UKs carbon reduction targets and renewable energy generation targets, strongly in line with the local development plan.- The proposal would have a very positive ecological impact (with a biodiversity net gain of 36%) and the planting of 8,000 trees.	
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			<ul style="list-style-type: none"> - The proposal would have no significant visual impact due to planting from the local conservation area. - The Council should act on their words and approve this proposal to reduce carbon emissions. Without schemes like this we will not meet renewable energy targets and address climate change. - This would show that the council is committed to a green future and would help put Nottinghamshire on the map as leading in the UK and compliments the climate event COP26. - The proposal would create local jobs, which would help the economy as it emerges from lockdown. 	
7 Land adj. 2 Gainsborough Road, Winthorpe	Agent	24.02.2021	<p>Following discussions with the Highways Authority, amended visibility plans have been received to show an updated visibility splay of 2.4m x 52m to the north and 2.4m x 59m to the south.</p>	<p>This is to recognise the results of the Parish Council speed survey but to be clear is not a requirement from NCC Highways (i.e. the applicant is offering to increase the splays but NCC Highways maintain the application as submitted is acceptable.</p> <p>Officers recommend that the plan references in conditions 02; 08; 14; and 15 are updated to reflect the latest plans.</p>

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<p>9</p> <p>Norwood Park, Southwell</p> <p>20/02472/FUL</p>	<p>Southwell Civic Society</p>	<p>26.02.2021</p>	<p>Letter received which can be summarised as follows:</p> <ul style="list-style-type: none"> - This application is for an industrial manufacturing plant for the production of charcoal. It has no place in this rural situation outwith the urban boundary of Southwell. The town has allocated industrial zones. - This proposal makes no use of any existing buildings or well-designed new buildings. It is simply a piece of industrial kit situated in the front of a historic farmhouse. - Ecology: There is no Ecological/Environmental Report submitted with this Application unlike a similar application 20/01752/FUL for land alongside the Southwell Trail. The Redmore Air Quality Report is written in support of the application and is not an impartial non-biased assessment. A full ecological assessment and protected species survey should be recommended in the vicinity of the charcoal plant and an impact assessment on the habitats within the 	<p>Noted. The comments from the Civic Society (CS) mostly reiterate their previous concerns which have been covered in the Committee Report.</p> <p>The CS reference the lack of an ecology report and cite the conclusions of a report submitted for application 20/01752/FUL (submitted by the same applicant to relocate the operations of this application site to a site off Lower Kirklington Road). This application was withdrawn by the applicant. I do not consider it relevant to use the ecological baseline identified in this ecology report to assess the application at hand. Particularly as they are some distance from one another. I also do not consider there would be any wider ecological impact as a result of this application.</p> <p>Matters relating to Visual Amenity and Smoke Pollution have been addressed within the Committee Report.</p>
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			<p>immediate vicinity and the wider area – reference is made to the conclusions of the 20/01752/FUL ecological report.</p> <ul style="list-style-type: none">- Visual Impact: the proposal is contrary to CP9, CP13 and DM8- Smoke Pollution: Local authorities have a duty to reduce pollutant concentrations and any development should help improve local environmental conditions, any increase in pollution is unacceptable. Also, the air quality objectives work on averages and allow for the limits to be exceeded so long as it is only exceeded on a limited number of days. This in reality could suggest high levels of pollutants from time to time, at levels which are unacceptable to the wider community. <p>Smoke from the existing facility and charcoal burning has been clearly evident at times across the golf course and further afield. Submissions from neighbours indicate that unhealthy smoke and fumes emanate from the site. This may explain why, from time</p>	<p>The comments received do not alter the assessment within the Committee Report overall.</p>
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			to time the acrid smell of burning wood can be experienced at least a mile away on the other side of Southwell.	
10 Grove Bungalow 20/02499/OUT M	Local Resident	26.02.2021	Objection and comments as follows: The infrastructure is insufficient to support any additional traffic or cars located in the Barnby Road area. This can be demonstrated by the 36 potholes currently outstanding that require repair partly due to the level of traffic. An additional 10 households would make this worse and likely to lead to further erosion of the road and lead to the road being even more unsafe. The road is very narrow and at points can only sustain one car therefore additional traffic will only exasperate the issue. The road also has a tight turn where you are unable to see around the corner and due to the length of the road it is likely you may have an accident with an oncoming car. This is currently mitigated by the current volume of traffic however a higher volume of traffic will increase the risk of an accident however there have already been a number of accidents due to the width of the road. There is only 1	All commented noted. These topics and issues are covered within the committee report.

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			<p>pavement therefore at times it is necessary to walk on the road to bypass other pedestrians.</p> <p>There are no mains drains available on Barnby Road for houses in this location therefore no drainage amenities to support any new homes. There is a suggestion that this could be rectified however it would need to rectify the flooding that regularly takes place on the whole of Barnby Road between the school and the crossing.</p> <p>There is a restriction/covenant/recommendation for previous planning requests for this part of Newark to only build properties in this area on the frontage facing the road. There has always been a recommendation to restrict building beyond one row of housing that faces the road. The restriction does not permit houses to be built beyond the row of houses facing Barnby Road. This is even more important to retain the character, aesthetics and environment of this part of Newark. In addition should building take place beyond the frontage it would</p>	
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		<p>lead to Newark joining Balderton and lead to potential future building of Newark joining Balderton and Barnby in the Willows and so on. This application would set a precedent for further building and destroy the character of Newark and create a much larger and unstructured design to the town. It would also be further impacted by the current and ongoing applications for housing at Highfields. The placing of houses facing the frontage only also enables houses to retain a reasonable sized garden therefore saving wildlife and creating more green and ecological friendly environment.</p> <p>There is a significant nature and ecology impact due to Barnby road being an amphibian migratory route and additional housing will disturb this protected area. The Newark area has numerous derelict buildings that would provide additional housing and removing additional green spaces before renovating existing buildings has a detrimental impact on wildlife and the ecology balance within the area. Whilst the area is part of Newark, it is also semi-</p>	
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			<p>rural and has retained a character and design of the country. Due to the proximity of Barnby Road it does not have the amenities or has been designed to support an estate of houses or multiple houses. This is a major issue and would create a detrimental, unsafe and poor environment for drivers, existing residents and for the new potential residents should the application be approved.</p> <p>Thank you for taking the time to consider my feedback and I very much hope the application remains unapproved.</p>	
10 Grove Bungalow 20/02449/OUT M	Local Resident	01.03.2021	<p>Objections as follows:</p> <p>The increase in traffic would create additional noise in a rural part of Newark. The roads are not designed for additional accommodation/housing of this level particularly as the road is of disrepair, is a country lane and does not support 2 cars passing at points. There is a blind turn and additional traffic will make using this road more dangerous both to drivers and pedestrians. In addition it would be challenging for cars</p>	All commented noted. These topics and issues are covered within the committee report.

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			<p>to turn into Barnby Road due to the increased number of cars that would be located at this proposed development. The road is the equivalent of a country lane and is a single carriage way at points and is already in significant disrepair with over 30 logged potholes that require repair (these can be found logged on the council website). The additional traffic would make the roads more unsafe and create more damage to cars and the roads.</p> <p>Consistently only allowed development of a single row of houses that face the frontage of the road and approval has not been provided for groups of houses previously. Therefore this request would substantially change the look, character and design of the area and would not be in keeping with prior planning policy for this part of Newark. It would also have a more intense volume of housing versus the design of the area and is very out of character of the road and surrounding area leading to overdevelopment. As a result of the existing design there are insufficient facilities/amenities for 10</p>	
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			<p>additional houses including no mains drains and unreliable WiFi.</p> <p>The road already floods due to the existing number of houses and further housing would make this situation worse. The flooding generally reaches the road therefore increased flooding would lead to accidents and hazards for existing residents and cars.</p> <p>The level of housing would impact the privacy of the neighbours due to the intensity of the building.</p> <p>There has been no evidence to show why this development is needed for this part of Newark as there are plenty of locations in Newark that have more amenities and infrastructure that would support additional development at this scale.</p> <p>There is limited space for parking and no space on the road for parking therefore placing pressure on traffic, increasing the likelihood of an accident. This would be compounded should visitors visit the proposed properties as the road is not</p>	
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			<p>wide enough to accommodate visitors parking.</p> <p>There have already been a number of accidents on this part of Barnby Road and this is typically due to the width of the road and cars swerving to avoid each other. This has resulted in cars leading the roads and crashing into neighbouring properties. The most recent accident lead to a car leaving the road and landing in a residents garage.</p> <p>The area is of ecological significance including a amphibian migratory route. As well as acting as a partition between the Newark and Balderton boundary. The garden backs onto highfields and there has been numerous planning applications for this area therefore creating the potential for one large housing estate joining Newark and Balderton. There are also existing hedgerows and trees that provide much needed habitat for wildlife and is a much needed resource within the town of Newark.</p>	
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<p>11 & 12</p> <p>The Lilacs, South Clifton</p> <p>20/02156/HOUSE and 20/02157/LBC</p>	<p>Cllr Dales</p>	<p>01.03.2021</p>	<p>Request for street view photographs to be circulated to show the wall in context as these are not included in the presentation slides.</p>	<p>The following photographs show the wider context of the street and should be read alongside Slide 65:</p> 
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