

Newark and Sherwood District Council
Castle House
Great North Road
Newark
Notts
NG24 1BY

Sent via the Council's online planning portal only

12th October 2023

Dear Sir / Madam

SUBMISSION OF FULL PLANNING APPLICATION

Proposal: external upgrades including new roof covering and wall cladding (the “Proposed Development”)

Site: Hardys Farm Shop, Hawton Lane, Farndon, Newark On Trent, NG24 3SD (the “Site”)

Applicant: Miss Holly Hardy (the “Applicant”)

We are instructed on behalf of Miss Holly Hardy (the “Applicant”) to submit a full planning application (the “Application”) to Newark and Sherwood District Council (the “Council”) in respect of the Proposed Development at the Site.

This letter sets out the relevant information in order to be able to assist the Council in their determination of the application for the Proposed Development. In the event that the Council require any further information or clarification, the Applicant is happy to assist the Council as may be necessary.

Background

This Application follows the Council’s recent decision to refuse planning permission for the “Proposed external upgrade including new roof covering and wall cladding. Retention of existing lightweight structure serving the existing terrace eating area” (Application No: 23/01249/FUL) (the “Previous Decision”).

This Application takes on-board the comments made within the Council's Officer's Report for the Previous Decision. The Council concluded that the retention of the covered eating area would, by virtue of its scale, form, mass, material finish and design, be a distracting feature which fails to complement the existing built and landscape environment, contrary to Core Policies 9 and 13 of the Amended Core Strategy DPD and Policy DM5 of the Allocations & Development Management DPD and the Landscape Character Assessment SPD 2013.

On that basis, this Application removes the covered eating area from the scope of the Proposed Development but retains all those other elements which the Council confirmed no objection to within their Officer's Report. Therefore, it is considered that what is now submitted should be acceptable to the Council and meet the local and national planning policy requirements.

This Application is submitted as a 'free-go' on the basis that it forms a re-submission of the previous application (23/01249/FUL).

The Site

Submitted in support of this Application is a red-line location plan, edged in red, identifying the Site.

The Site comprises Hardys Farm Shop located off Hawton Lane on the south side of Fosse Road just outside the village of Farndon. The Site is within Open Countryside and is within Flood Zone 2.

The Proposed Development

Submitted in support of this Application is a proposed Block Plan and plans showing the scope of the Proposed Development.

The starting point is that the National Planning Policy Framework (the "Framework") 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 'Presumption in Favour of Sustainable Development' of the Allocations and Development Management DPD.

The Council previously confirmed that the proposed alterations as set out within the Previous Decision were considered acceptable in principle, subject to site-specific considerations as outlined further

below. The same can be applied in respect of the Proposed Development the subject of this Application.

In line with what the Council concluded within their Officer's Report, the Proposed Development would not be detrimental to the character of the area because there are several industrial style buildings to the south-east of the Site which would assimilate with the variations now proposed. Furthermore, it is anticipated that the Council's Conservation Officer will again confirm no objection on the grounds that there is already modern development surrounding the historic farmhouse adjacent to the Site which is Locally Listed.

Furthermore, the Applicant provides the Council with details/samples of the proposed wall cladding, new windows and doors in support of this Application. Accordingly, the Proposed Development complies with Core Policy 9 of the Amended Core Strategy DPD and Policy DM5 of the Allocations & Development Management DPD as the rich local distinctiveness of the landscape and character of the Proposed Development is reflected in its scale, form, mass, layout and design materials.

In relation to Flood Risk and Drainage, the Site is located within Flood Zone 2. Accordingly, a Flood Risk Assessment is submitted with this Application to demonstrate that the Proposed Development will be safe for its users for the intended lifetime of the development, without increasing flood risk elsewhere, and be sufficiently flood resistant and resilient to the level and nature of the flood risk. Therefore, the Application is considered to be in compliance with Core Policy 10 of the Amended Core Strategy DPD and Policy DM5 of the Allocations & Development Management DPD.

Finally, there will be no change to existing on-Site parking provision as a consequence of the Proposed Development. Therefore, the Application accords with Policy DM5 as there will continue to be safe and inclusive access.

Conclusion

The Proposed Development is considered acceptable in principle and not detrimental to the character of the area, given that there are similar industrial style buildings sited to the immediate south-east of the Site.

The Applicant is seeking to make a significant capital investment in the Site through this well-considered proposal and we would welcome the Council's continued support.

We trust that the information provided within this Application is sufficient to enable the Council to make a favourable decision in respect of the Proposed Development on the Site and confirm the acceptability of the same pursuant to the relevant policy considerations.

We look forward to hearing from you.

Yours faithfully

George Machin MTCP MRTPI
Partner



GRACE | MACHIN

PLANNING & PROPERTY

