

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 13<sup>th</sup> November 2023 via MS Teams**

Present Councillors: D Challinor, S Fielding and F McFarland and N Sanders

Officers in attendance: A Broadhead, J Elliot, L Ip, J Krawczyk and L Thompson

(Meeting opened at 4.00pm).

#### **36. Apologies**

There were no apologies for absence received.

#### **37. Declarations of Interest**

There were no declarations of interest.

#### **38. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00771/FUL	Demolition of Existing Masons Arms Building Aside the Front Ground Floor Facade, Erection of Shop, Café, Staff Quarters, 13 Apartments and Communal Lounge.

Former Masons Arms, Spital Hill, Retford.

Members were advised of an application to demolish the existing building and erect a shop, café, staff quarters, 13 apartments and a communal lounge in its place. The new building will provide supported living accommodation.

The application was presented to Planning Consultation Group as a S106 agreement is required.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

A neighbouring resident has written in support of the application.

Officer recommendation – Grant planning permission subject to a S106 agreement.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00272/COU	Change of Use Including External Alterations to form 21 Residential Apartments with Associated Communal and Ancillary Facilities.

The Regal, Carlton Road, Worksop.

Members were advised of an application for change of use including external alterations to form 21 residential apartments with associated facilities. The application was the subject of a report to the Planning Committee on the 18 October 2023, where members of the committee

resolved to Grant planning permission for the above development subject to further condition requiring a Construction Traffic Management Scheme.

Plans were circulated to Members prior to the meeting.

Members agreed to the additional condition.

Officer recommendation – Grant planning permission subject to additional condition.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00687/COU	Change of Use from Existing Stables to Eight Holiday Let Chalets.
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Stables At Green Mile Farm, Green Mile Lane, Babworth.

Members were advised of an application seeking to change the use of an existing stables to eight holiday let chalets. The application is identical to a previous application granted permission subject to conditions.

Plans were circulated to Members prior to the meeting.

The Highways Authority are not satisfied safe access to the site can be achieved. Officer advises that the application is identical to the previous submission with conditions that were imposed by Highways.

Conservation Team have no objections but have made suggestions regarding the placement of roof lights and solar panels.

Two letters of objection have been received from residents citing the following concerns:

- Highway safety
- There is already sufficient holiday accommodation in the area and the use will be at odds with the setting
- Light pollution
- Noise levels
- Loss of privacy
- Waste management
- Parking arrangements

Officer recommendation – Grant planning permission subject to previously imposed conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00838/COU	Conversion of Existing Farm Storage Building into Residential Annex
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Skewer Farm, Wallingwells Lane, Carlton In Lindrick.

Members were advised of an application seeking to convert an existing farm storage building into a residential annex.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

A letter of objection has been received from a neighbouring resident citing the impact increased vehicular usage will have on the access road that is already in poor condition.

Officer satisfied that the impact is not significant enough to refuse planning permission as any additional vehicles will be domestic. A condition will be imposed to ensure the residents of the annex are dependents/relatives of the existing farmhouse.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00995/HSE	Proposed Two Storey Side Extension and Single Storey Rear Extension, Including Raise Roof to Bungalow  Woodside View, Pinfold Lane, Everton, Doncaster.

Members were advised of an application proposing a two storey side extension and single storey rear extension, including raise roof to the bungalow.

Plans were circulated to Members prior to the meeting.

The Parish Council have objected on the grounds of the application being unsympathetic in terms of scale.

Four letters of objection have been received from residents citing the following concerns:

- It will exceed the existing roof line and look out of place
- Loss of privacy due to overlooking

The Neighbourhood Plan encourages high quality designs that protect the visual amenity.

Officer advised that Pinfold Lane is characterised by a mixture of dwelling types and materials.

A similar application for a property in close proximity to the bungalow was granted planning permission in 2013. Officer satisfied there is a substantial garden with a 30m separation distance so the dwelling will not be overly dominating. There will be limited overlooking as the dwelling is well screened by mature hedgerows.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/01050/FUL 2 x 10m CCTV Columns

Carolgate, Retford.

Members were advised of an application to install two (ten metre) CCTV columns on Carolgate, Retford. The location sits within the Conservation Area and town boundary, near to listed buildings.

Plans were circulated to Members prior to the meeting.

No objections from statutory consultees or others were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01169/FUL	Erect a Two Bedroom Single Storey Garden Annex Building Hodsock Woodhouse, Hodsock Lane, Langold.

Members were advised of an amended planning application to erect a two bedroom single storey garden annex building. The previous application was refused on the grounds of scale and dimension being unduly dominating.

Plans were circulated to Members prior to the meeting.

Two letters of objection have been received from neighbouring residents citing concerns over scale, potential commercial use, limited visibility from the access road and increased traffic.

Rights of Way have made it clear that the road condition will be the responsibility of the occupier to maintain.

Officer satisfied there is sufficient parking to accommodate those residing in the annex and any increased vehicle usage will be of a domestic nature.

No objections were received from statutory consultees.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01008/COU	Two No. 4 Bed Detached Dwellings Land East Of 36 Retford Road, Blyth.

Members were advised of an amended application seeking permission for two (four bed) detached dwellings. Amendments have been made to the proposed height of the dwellings.

Plans were circulated to Members prior to the meeting.

The Highways Authority have no objections subject to conditions on securing parking, a 2 metre footway to the frontage and a dropped kerb.

The Parish Council have objected on the grounds of road safety and close proximity to the school. They have suggested a condition be imposed requiring a dropped kerb.

No other objections or comments have been received.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00359/COU	Conversion of Former Local Communal Centre (F2) into a 9 bed HMO (Sui Generis Class) including reconfigured windows, raised roof level and external alterations  Former Communal Centre, Lanchester Gardens, Worksop.

Members were advised on an application seeking to convert a former local community centre into a nine bed house of multiple occupancy including reconfigured windows, raised roof level and external alterations.

Plans were circulated to Members prior to the meeting.

A sheltered housing accommodation company have objected on grounds of undermining previous refurbishments to the building and increased anti-social behaviour in the area.

Environmental Health have no objections but request conditions are imposed to limit the construction hours and the amount of dust/mud carried onto the highway.

No other objections were received from statutory consultees.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01023/COU	Change of Use of Land for the Extension of Traveller Site to Create Two Additional Pitches  The Paddock, Long Lane, East Drayton.

Members were advised of an application for a change of use of the land for the extension of a traveller site to create two additional pitches.

Plans were circulated to Members prior to the meeting.

Officer advised that the site is visually contained with mature hedgerows and a gated entrance with trees and walls.

The Highways Authority and Parish Council have cited concerns over the width of the access road which would not allow two vehicles towing caravans to pass by one another.

No further objections or comments have been received from statutory consultees.

Officer acknowledged the need for appropriate traveller sites in the district, and is satisfied this site is appropriate due to being well screened and in close proximity to services in surrounding settlements. On balance officer feels that the application is not detrimental to highway safety as the caravans will be static upon delivery.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**39. Any other business which the Chairman considers to be urgent**

As there was no other business, the Chairman closed the meeting.

(Meeting ended at 4:53pm).