

Planning Consultation Group

Minutes of the meeting held on Monday 27th November 2023 via MS Teams

Present Councillors: S Fielding and N Sanders.

Officers in attendance: J Krawczyk and L Thompson.

(Meeting opened at 4.05pm).

40. Apologies

There were no apologies for absence received.

Councillors M Charlesworth and F McFarland were absent from the meeting.

41. Declarations of Interest

There were no declarations of interest.

42. Planning Applications

Ref. No.	Description
23/00747/HSE	Proposed New Garage and Demolition of the Existing Old Garage. The Old Vicarage, 35 Town Street, Sutton Cum Lound.

Members were advised that permission is being sought for a new detached garage at an existing property.

Plans were circulated to Members prior to the meeting.

The Parish Council and Council's Conservation Team initially raised objections to the proposal on the grounds of the height and design of the garage. Officer advised Members that the demolition of the old garage has now been deleted from the application and will be retained. The Conservation Team now have no concerns subject to conditions regarding the materials used. The Parish Council have been re-consulted but no comments received.

No further objections or comments have been received from statutory consultees or members of the public.

Officer is satisfied based on the scale and separation distance to other properties, that there will be no impact on residential amenity.

Officer recommendation – Grant planning permission

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01239/FUL	1 x New 10m CCTV Column with Camera. Part of Playing Field Off Raymoth Lane, Worksop.

Members were advised that permission was being sought to install a 1 x 10m CCTV column with a camera.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees or members of the public.

Officer is satisfied that it will serve to prevent anti-social behaviour in the area and offer effective monitoring going forward. The camera will cover the open space and will not overlook surrounding properties.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/01238/FUL	1 x New 6m Double Headed Lighting Column.
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Part of Playing Field Off Main Street, North Leverton.

Members were advised that permission was being sought to install a 1 x 6m double headed lighting column on part of a playing field off Main Street, North Leverton.

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees.

Two letters of objections have been received from members of the public, citing that the lighting will encourage anti-social behaviour and more people will park there during the darker hours. The second objection cited concerns over light spill into a bedroom window of a neighbouring property and requested it be located elsewhere.

Bassetlaw's Community Safety Team have advised that lighting tends to deter anti-social behaviour as it makes people more visible and identifiable. In terms of the type of lighting used, it will be an LED downlight which will minimise light spill.

Members were advised that Bassetlaw District Council's consultants state that the proposed location for the column is the most appropriate position to discourage anti-social behaviour in the area.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/01101/COU	Change of Use of Land to be Incorporated into Domestic Curtilage with Approx. 1.8m High Fence Around.
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180 Raymoth Lane, Worksop.

Members were advised that permission was being sought to change the use of land to be incorporated into domestic curtilage with a 1.8m high fence.

Plans were circulated to Members prior to the meeting.

Three letters of objection from members of the public were received citing the following concerns:

- The area already has limited green space.
- View from neighbouring properties will be affected.
- Lack of privacy.
- The view from the access road will be affected.
- Will encourage people to park further up the road.
- Increased anti-social behaviour that is already an issue around the nearby shops.

No objections or comments have been received from statutory consultees.

Five letters of support have been received from members of the public and neighbouring occupiers on grounds of reducing litter and dog fouling on the grass land and they believe it will be effective in the general tidying up of the area.

Officer satisfied that whilst the fence will be visible to neighbouring occupiers, it will not be overbearing as the distance of separation is substantial. There are no concerns from a highway safety point of view and on balance feels that it would be an appropriate development.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
22/01719/FUL	Demolition of Existing Rear Single Storey Extension and Erect a Two Storey Extension to the Existing Building to Create Eight, Two Bed Flats and Erect a Two Storey New Build to Create Four, Two Bed Flats. Former St Anne's Veterinary Centre, Newcastle Avenue, Worksop.

Members were advised that permission is being sought to demolish the existing rear single storey extension to the existing building and create eight two-bed flats and erect a two storey new build to create four two-bed flats.

Plans were circulated to Members prior to the meeting.

No objections have been received from members of the public.

Nottinghamshire County Council Planning have no objections subject to archaeological evaluation and mitigation strategy and a S106 agreement.

The Council's Parks and Open Spaces Team have no objections subject to a S106 agreement.

Environmental Health have no objections subject to conditions on external lighting and construction.

Seven Trent Water have no objections subject to conditions on foul drainage and contamination.

The Council's Conservation Team have been supportive of the application and feel that the existing building will be extended sympathetically and it is important to bring the building back into use.

Officer advised that whilst the site is located within Flood Zone 2, the applicant has submitted a detailed flood risk assessment including the raising of floor levels and flood mitigation strategies. Officer satisfied that the applicant has demonstrated there will be no impact on flood risk elsewhere.

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

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01149/FUL	Proposed Resurfacing of Existing Path Network, Reinstatement of Historic Pathways With New Surfacing and Introducing Metal Edging to Paths. Clumber Park Pleasure Grounds, Clumber Park.

Members were advised that permission is being sought to resurface an existing path network, reinstate historic pathways with new surfacing and introduce metal edging to paths. The metal edging will be flush to the ground and are for maintenance purposes.

Plans were circulated to Members prior to the meeting.

Historic England have raised an objection, citing concerns on the colour of the material being used to resurface the pathways. They have recommended a brighter colour be used.

No further objections have been received from statutory consultees or members of the public.

The Council's Conservation Team are wholly supportive of the application and believe that the proposed colour will be muted and will allow the historical assets of the park to be better read by visitors.

Officer satisfied that the proposed re-surfacing will benefit the public by providing better access, as the current pathways are prone to getting 'muddy' in areas in wet weather.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

43. Any other business which the Chairman considers to be urgent

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

(Meeting ended at 4:41pm).