

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 11<sup>th</sup> December 2023 via MS Teams**

Present Councillors: S Fielding and N Sanders.

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

(Meeting opened at 4.00pm).

#### **44. Apologies**

Apologies for absence were received from Councillor F McFarland.

Councillor G Dinsdale was absent from the meeting.

#### **45. Declarations of Interest**

There were no declarations of interest.

#### **46. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00549/FUL	Erect Three Bedroomed Detached Dwelling with Detached Double Garage at Plot 4A.  Plot 4A At 36 Retford Road, Blyth.

Members were advised that permission is being sought to erect a three bedroom detached dwelling with a detached double garage. It is an amended application, previously granted permission for reserved matters in 2019.

Plans were circulated to Members prior to the meeting.

Environmental Health have no objections subject to construction hours being limited and a construction management plan.

The Highways Authority have no objections subject to conditions.

Blyth Parish Council have objected on the grounds of the proposed dwelling being out of character and highway safety concerns due to being near to a school.

Officer satisfied that the design will have no adverse effects on residential amenity and conforms to the Neighbourhood Plan.

Officer recommendation – Grant planning permission

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00553/FUL	Erect a Three Bedroomed Detached House at Plot 4B

Plot 4B At 36 Retford Road, Blyth.

Members were advised that permission is being sought to erect a three bedroom detached house.

Plans were circulated to Members prior to the meeting.

Environmental Health and the Highways Authority have no objections subject to recommended conditions.

Officer satisfied that there is sufficient private amenity space and it will have no adverse implications for surrounding properties.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01190/COU	Change of Use of Former Community Centre Building Into Self-Contained Dwelling.  Community Centre, 35 Northumberland Avenue, Costhorpe, Worksop, Nottinghamshire S81 9JP.

The application had been referred to PCG as it had been made by Bassetlaw District Council.

Members were advised that permission is being sought to change the use of an existing community centre into a self-contained bungalow.

Plans were circulated to Members prior to the meeting.

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

Officer satisfied that the proposed change of use is appropriate for the area and will be a positive addition to the district's housing supply.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01120/OUT	Outline Application With All Matters Reserved to Demolish Existing Outbuildings and Erect One Dwelling.  11 Brook Close, Worksop, Nottinghamshire S81 0EJ.

Members were advised that outline permission with all matters reserved is being sought to demolish existing outbuildings and erect one dwelling.

Plans were circulated to Members prior to the meeting.

One objection has been received, signed by 7 residents, citing the following concerns:

- Setting precedent for similar developments in the area
- Scale of the dwelling
- Increased traffic
- Turning space on the street being inadequate

Officer satisfied that it can be developed sensitively and whilst there will be temporary interruption during construction hours, it is unlikely to lead to increased traffic in the long term. The garage on site will provide off street parking preventing any issues with turning space.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01237/FUL	Demolition of Existing Building Structure and Installation of Two New Pods, Providing a Changing Places Facility and Catering Unit.  Langold Country Park, Langold.

The application had been referred to PCG as it had been made by Bassetlaw District Council.

Members were advised that permission is being sought to demolish an existing building structure and install two new pods to provide a changing places facility and catering unit at Langold Country Park.

Plans were circulated to Members prior to the meeting.

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

Officer advised that there are no concerns regarding visual impact or residential amenity due to the openness of the park and it will positively benefit visitors.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01179/HSE	Remove Chimney Stack on Rear Elevation and Install Metal Flue Pipe to Side Elevation, Remove Canopy on Front Elevation and Erect Single Storey Porch Extension, Remove Front Boundary Wall and Erect Metal Fence and Gate, Replace Windows and Doors and Insert New Door Opening on Side Elevation, Erect Single Storey Rear Extension and Carry Out Internal Alterations.  Holly Cottage, Town Street, Clayworth.

Members were advised that permission is being sought to make various changes to an existing traditional brick-built property that sits within the Conservation area.

Plans were circulated to Members prior to the meeting.

The Parish Council are in support of the application but have raised a concern in respect of the proximity of the flue pipe to neighbouring properties and potential emissions.

Officer advised Members that the installation of the flue pipe would need to comply with DEFRA regulations.

The Conservation Team are satisfied that the alterations will be sensitive to the Conservation area.

Two neighbouring properties have objected on the grounds of the metal flue pipe being out of keeping with the area and have suggested it be cladded or relocated inside of the property.

Officer advised that there are other similar flue pipes in the area that are in-keeping with the overall characteristics of the area, the materials being used for the fencing and gate are of good quality and the extension will have no impact on visual amenity.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01088/FUL	1 No. Bungalow with Detached Garage.  Land East of Woodcote and West of Ferndean, Freemans Lane, Sturton Le Steeple.

Members were advised that permission is being sought to erect one bungalow with a detached garage.

Plans were circulated to Members prior to the meeting.

Three objections have been received from neighbouring properties citing the following concerns:

- Impact on residential amenity
- Site will be overdeveloped and insensitive
- Size of the garage
- Highway safety

The Highways Authority have raised a concern in terms of the plans, stating that the boundary wall is incorrectly plotted.

Officer satisfied the design of the bungalow is in-keeping with the character of the area and the garage will not be overly dominant. This application is a re-design of a previous application that was granted permission. The same conditions will be proposed in terms of visibility splays.

The site is allocated for residential development in the Neighbourhood Plan under policy 14d and bungalows are favoured within the Housing-Mix Policy.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01248/HSE	Proposed Erection of Summer House  Lake View Barn, Bellmoor Farm, Lound Low Road, Sutton Cum Lound.

Members were advised of a retrospective application seeking permission to erect a summer house.

Plans were circulated to Members prior to the meeting.

Sutton Parish Council have objected on the grounds of it being unsympathetic to the area and the design of the host dwelling.

One letter of objection has been received from a member of the public on the grounds of the application being retrospective, citing that the owners should have been aware that the Council had removed permitted development rights in the area.

Officer satisfied that the summer house is modest in scale and will be screened by existing landscaping, therefore having limited impact on residential amenity.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00427/COU	Change of Use of Land to Site Two Camping Cabins Including Cess Pit, Access Track, Solar PV on South Facing Roof Slope and Battery Storage.  Land at Lakeside off Main Road, Wiseton.

Members were advised that permission is being sought to change the use of land to site two camping cabins with associated facilities. The site sits north of Wiseton Hall and within an unregistered park and garden.

The Conservation Team have raised a concern on the grounds of the cabins being visually disturbing and having a negative impact on the park and gardens historic features.

Two letters of objection had been received from members of the public relating to highway safety concerns and the impact upon the character of the area.

A condition will be imposed requiring the exact design and materials used to construct the cabins to be submitted to the Planning Department before installation.

No objections have been received from the Highways Authority or other statutory consultees.

Officer advised that the cabins are temporary structures that will be well screened by existing landscaping and will positively encourage tourism and employment in the area. The positive benefits of the development are considered to outweigh the less than substantial harm arising.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:44pm).