

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 8<sup>th</sup> January via MS Teams**

Present Councillors: S Fielding, F McFarland, G Oxby and N Sanders.

Officers in attendance: B Alderton-Sambrook, A Broadhead and L Thompson.

(Meeting opened at 4.00pm).

#### **48. Apologies**

There were no apologies for absence received.

#### **49. Declarations of Interest**

There were no declarations of interest by Members.

#### **50. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/01211/FUL	Change of Use of Former Agricultural Buildings to Storage and Distribution Including New Hardstanding Area for Parking and Construct Passing Place.

Highfields Farm, Gringley Road, Walkeringham.

Members were advised that permission is being sought for change of use of former agricultural buildings for the storage and distribution of small scale beauty products. The proposal includes a new hardstanding area for parking and the construction of a passing place on the access road.

Members were advised that there will be a total of 8 employees at the site inclusive of the 2 residents living on the site at present and products would be delivered to the site and repacked and distributed from the base. Given the remote nature of the development, it is unlikely that employees will walk to the site along the access road.

Plans were circulated to Members prior to the meeting.

Environmental Health have no objections subject to conditions on contamination.

The Parish Council have objected on the grounds of a lack of a footpath and two-way traffic going into the site.

Nottinghamshire County Council Highway Authority have objected to the proposal on highway safety grounds.

A letter has been received from a residential property in support of the application. They are satisfied with the 10mph speed limit and signage to assist delivery drivers that the applicant has imposed.

Officer satisfied there will be no concerns regarding two-way passing traffic as sufficient parking will be available along with a passing point on the access road which sits in open

countryside so has good visibility. There will be conditions imposed to limit the hours of operation and ensure the use does not become any bigger than stated on the application.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Councillor F McFarland joined the meeting.

<b>Ref. No.</b>	<b>Description</b>
23/00996/FUL	Erect 4 Residential Bungalows (Use Class C3(b)), Car Parking Layout for 10 Cars and Associated Works.  Land in the Grounds of Dyscarr Grange, Doncaster Road, Langold.

Members were advised that permission is being sought to erect 4 residential bungalows, car parking layout for 10 cars and associated works. It will provide accommodation with care provided.

Plans were circulated to Members prior to the meeting.

Environmental Health have no objections subject to conditions on contamination.

The Highways Authority had initially objected but have worked with the applicant to overcome any concerns. A two way traffic condition has now been imposed.

Three comments from members of the public have been received citing concerns regarding the following:

- Access
- Congestion
- Poor visibility
- Limited parking
- Intensification of the use

Officer satisfied there will be no impact on residential amenity in the area and there will be sufficient parking spaces. There will be a condition imposed to limit the use to Class C3(b). Members were advised this means that up to but no more than 6 people living together as a household where care will be provided.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01035/HSE	Single Storey Extensions and Conversion of Existing Double Garage to Annex Accommodation for a Dependant Relative and the Construction of a Porch to the Front Elevation.  The Bays, Low Street, North Wheatley.

Members were advised that permission is being sought for a single storey extension and conversion of existing double garage to annex accommodation for a dependant relative and the construction of a porch to the front elevation.

Plans were circulated to Members prior to the meeting.

Conservation Team have no objections subject to a condition that the materials used are in keeping with the existing dwelling.

The Parish Council have objected citing concerns of over-development, loss of available parking spaces and impact on the existing dwelling.

Officer advised that available parking on site will be reduced from four to three spaces which will still be acceptable. There will be conditions imposed to limit the occupation of the annex in association with the existing dwelling and ensure that the materials used will be in keeping with the existing dwelling.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01325/FUL	Retain Detached Single Storey Rear Storage Building. Convenience Store, 406 Carlton Road, Worksop.

Members were advised of a retrospective application seeking permission to retain a detached single storey rear storage building at the convenience store.

Plans were circulated to Members prior to the meeting.

The neighbouring Canon Public House has objected on the grounds of the appearance of the storage building and potential to harbour rodents.

The agent has provided information to officers advising nothing is stored in there that could be impacted by rodents.

Officer satisfied there will be no impact on residential amenity and from a visual amenity perspective the storage building is not visible from a public vantage point.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:27pm).