

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 29<sup>th</sup> January via MS Teams**

Present Councillors: S Fielding and N Sanders.

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

(Meeting opened at 4.06pm).

#### **52. Apologies**

There were no apologies for absence received.

#### **53. Declarations of Interest**

There were no declarations of interest by Members.

#### **54. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00471/RES	Reserved Matters Application for the Approval of Appearance, Layout, Landscaping and Scale to Erect One Dwelling Following Outline Application 20/01484/OUT - Outline Application with Some Matters Reserved (Approval Being Sought for Access) to Erect 8 Detached Dwellings.  Plot 6 Land West of Stonegate Farm, Bawtry Road, Everton.

Members were advised of an application, seeking approval of reserved matters of appearance, layout, landscaping and scale to erect one dwelling.

Plans were circulated to Members prior to the meeting.

The Parish Council have objected on the grounds of the size of the dwelling being too large for the site.

Conservation Team have objected on the grounds of the dwelling appearing suburban and out of character for the area.

Members were advised that the application has been amended with a reduction in the height of the dwelling to 8.3m and it will be red brick as opposed to red brick with white rendering.

No other objections have been received from statutory consultees.

Officer satisfied that the amended application is in keeping with the other plots on the site and conditions will be imposed.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00469/RES	Reserved Matters Application for the Approval of Appearance, Layout, Landscaping and Scale to Erect One Dwelling Following Outline Application 20/01484/OUT - Outline Application with Some Matters Reserved (Approval Being Sought for Access) to Erect 8 Detached Dwellings.
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Plot 4 Land West of Stonegate Farm, Bawtry Road, Everton.

Members were advised of an application, seeking approval of reserved matters of appearance, layout, landscaping and scale to erect one dwelling.

Plans were circulated to Members prior to the meeting.

The application has been amended so the dwelling is now 8.4m in height and no longer fills the width of the site.

The Parish Council have objected on the grounds of the design and scale of the proposed dwelling.

Conservation Team have also objected on the grounds of the dwelling appearing suburban, out of character in a largely rural area and failing to preserve the Everton Conservation Area.

No other objections have been received from statutory consultees.

Officer satisfied that the amended application is in keeping with the other plots on the site and conditions will be imposed.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/01325/FUL	Erect 4 Residential Bungalows (Use Class C3(b)), Car Parking Layout for 10 Cars and Associated Works.
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Land in the Grounds of Dyscarr Grange, Doncaster Road, Langold.

Members were advised of an application seeking permission to erect four residential bungalows along with car parking layout for ten cars and associated works. The application is essentially an extension of the nearby care home to allow residents to live as independently as possible whilst also receiving care.

Plans were circulated to Members prior to the meeting.

In discussion of this application, it was noted that it was brought to Planning Consultation Group as it was called in by an elected Member.

Highways had initially objected citing concerns over the access road. This has now been resolved and a two-way traffic flow will be implemented. There will also be conditions imposed to ensure that the use of the bungalows cannot be severed away from the function of the care home.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/01377/HSE	Two Storey Side/Front Extension and Single Storey Front Porch Extension  10 Westminster Close, Worksop.

Members were advised that permission is being sought for a two storey side/front extension and a single storey front porch extension.

Plans were circulated to Members prior to the meeting.

It proposes a projecting gable, similar in design to a previous application that was refused and dismissed at appeal stage. Officers have given the applicant alternative design suggestions but the applicant has decided to pursue with this application.

No objections or comments have been received from neighbouring properties or statutory consultees.

The applicant submitted a petition with 15 signatures of support for the application. Officer noted that the recommended refusal of planning permission is not on the grounds of residential amenity.

Officer of the opinion that the proposed application is too similar to the one previously refused permission and will be harmful to both the character and appearance of the area.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00795/RES	Reserved Matters Application for the Approval of Appearance, Landscaping, Layout, Scale and Access for 105 Dwellings (Phase 3a) Including Condition Compliance of 1, 2, 3, 4, 6, 9, 13, 18, 19, 20, 21, 22, 25 and 26 Following Outline Application 18/01210/OUT.  Land South of Scrooby Road and North of Snape Lane, Harworth.

Members were advised of an application, seeking approval of reserved matters of appearance, landscaping, layout, scale and access for 105 dwellings; including compliance of itemised conditions.

Plans were circulated to Members prior to the meeting.

The Lead Local Flood Authority have objected on the grounds of the calculations submitted by the developer. They have since revised the calculations which the Lead Local Flood Authority are currently reviewing.

No other objections have been received from statutory consultees.

Officer advised they are working closing with the Lead Local Flood Authority on the overarching drainage strategy and they need to ensure that each phase is compliant. Officers are recommending a grant of planning permission subject to the Lead Local Flood Authority being satisfied and withdrawing their objection.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00836/RES	Reserved Matters Application for the Approval of Appearance, Landscaping, Layout, Scale and Access for the Proposed Delivery of the Green Wheel Link Footpath to Phase 2 Including Condition Compliance of 6 13 18 19 21 and 25 Following Outline P.A 18/01210/OUT.

Land South of Scrooby Road and North of Snape Lane, Harworth.

Members were advised of an application, seeking approval of reserved matters of appearance, landscaping, layout, scale and access for the proposed delivery of the Green Wheel Link Footpath to Phase 2 including compliance of itemised conditions.

Plans were circulated to Members prior to the meeting.

Officer advised the footpath will allow residents to access the site and surrounding area safely without the use of a vehicle.

The Lead Local Flood Authority are satisfied the proposed application complies with the overarching drainage strategy.

No other objection have been received from statutory consultees.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
22/00432/FUL	Erect Detached Self Build Dwelling with Integral Garage.

Land Off Mattersey Road, Sutton Cum Lound.

Members were advised of an application seeking permission to erect a detached self-build dwelling with integral garage.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

It was noted that the site is allocated for residential development within the Neighbourhood Plan and already consists of nine dwellings comparable in scale.

Officer advised that a tenth dwelling would usually require a S106 agreement. However, Bassetlaw District Council have had an independent assessment carried out by a chartered surveyor which has concluded that the scheme is not viable.

Officer of the opinion that on balance, the harm from one additional self-build property is less than substantial and a S106 agreement is not required.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:48pm).