

Planning Consultation Group

Minutes of the meeting held on Monday 5th February 2024 via MS Teams

Present Councillors: C Adams, S Fielding and N Sanders.

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

(Meeting opened at 4.00pm).

56. Apologies

There were no apologies for absence received.

57. Declarations of Interest

There were no declarations of interest by Members.

58. Planning Applications

Ref. No.	Description
23/00626/HSE	Proposed Single Storey Outbuilding to Rear. 10 Fieldview Gardens, Ranskill.

Members were advised of an application, seeking approval for a proposed single storey outbuilding to the rear of an existing dwelling.

Plans were circulated to Members prior to the meeting.

The Parish Council have objected on the grounds of the contemporary design being out of character and excessive in scale.

A neighbouring occupier has objected on the grounds of the proposed outbuilding blocking light, loss of view and increased noise with the proposed usage being a cinema room.

Officer of the opinion that the scale of the outbuilding will not be obtrusive. In terms of residential amenity, the outbuilding will be located north and therefore will not be overshadowing the neighbouring occupier located south. Ancillary outbuildings are expected in residential areas and the proposed usage is not expected to generate excessive noise.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01152/OUT	Outline Application with Some Matters Reserved (Approval Being Sought for Access and Layout) for the Proposed Demolition of Modern Barns and Fire-Damaged Farmhouse. Erect 5 Dwellings and Construct New Access Drive. Former Manor Farm, Town Street, Treswell.

Members were advised of an outline application with some matters reserved (approval being sought for access and layout) seeking permission for the proposed demolition of modern barns and fire-damaged farmhouse, erect 5 dwellings and construct a new access drive.

Plans were circulated to Members prior to the meeting.

The Parish Council have cited their support for the application but do have concerns over the pollution that will be generated from traffic.

Highways have no objections subject to conditions ensuring appropriate access is implemented.

Conservation Team have also cited their support for the application.

Nottinghamshire Wildlife Trust have recommended further work goes into ensuring protected species in the area are considered.

Two letters have been received from members of the public, citing their support for the application on the grounds of the proposed development being sympathetic and attractive to the area and seeming fair and reasonable given the tragic event of the fire.

Two letters of objection have been received from members of the public citing the following concerns;

- Destroying the character of the area;
- Setting a precedent in terms of density and backland development;
- Access and parking provision.

Officers have worked closely with the developer to agree on a layout that is respectful of the agricultural character of the area and are satisfied it is an appropriate and sensitive development.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01114/FUL	Change of Use to Ancillary Guest Accommodation for Wedding Venue. Hodsock Priory Lodge.

Members were advised of an application seeking approval to change the use of a currently disused dwelling to ancillary guest accommodation for the wedding venue.

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees.

Conservation Team have raised a concern regarding the removal of the chimney stacks.

The agent has provided information showing that the chimney stacks are not the originals and they currently pose a health and safety risk as they are unsupported and cannot be reinforced with steel.

Officer of the opinion that bringing the non-designated heritage asset back into use outweighs any potential loss caused by removing the chimney stacks.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01043/VOC	Variation of Conditions 3, 5 and 6 to P/A 21/00120/OUT – Outline Planning Application with Some Matters Reserved (Approval Sought for Access) for 7 No. Dwellings (Potential Self Build). Land at Church Lane, East Drayton.

Members were advised that permission is being sought for the variation of conditions 3,5 and 6 to an outline planning application with some matters reserved (approval sought for access) for 7 dwellings.

Plans were circulated to Members prior to the meeting.

The original application proposed 7 individual access points and a large removal of hedgerows.

Highways suggested having a two metre footway outside the site but it was felt that this would erode the rural character of the area.

The applicant has now proposed a 2 shared access point with no footway meaning more of the hedgerows will be retained.

The Parish Council and Conservation Team are in support of the retention of the hedgerows as it will protect the biodiversity of the area.

Highways are satisfied that a footway is not required subject to conditions ensuring the public can safely use the road positioned behind the hedgerows.

Three objections have been received from members of the public citing the following concerns;

- Increased noise;
- Impact on residential amenity;
- Increased traffic;
- Devaluation of property;
- Loss of view;
- Width of Church Lane being insufficient;
- Obscuring the views of the countryside.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/01339/HSE	Retain Works Carried Out to Western Boundary Wall. Remove Existing Gates and Erect Sliding Gate.
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The Old Granary High Street, Misson.

Members were advised of a retrospective application, seeking approval to retain works carried out to a western boundary wall, remove existing gates and erect a sliding gate in its place.

Plans were circulated to Members prior to the meeting.

The boundary wall was taken down due to safety concerns and built back up with a like for like replacement using an English garden wall bond. Officers consider this acceptable in terms of preserving the Misson Conservation Area.

The Parish Council have objected on the following grounds; the private gravel driveway has been replaced with tarmac, a gate post appears to be cut into the pavement and the proposed gate will be out of keeping with the character of the area.

A neighbouring occupier has also objected citing similar concerns.

Officer advised that tarmacking a private drive is a permitted development right subject to appropriate drainage at the site and any concerns regarding the gate post must be taken up with Highways.

Officer satisfied that the gate along with the solid wall is not detrimental to the site and is a sensitive addition to the Conservation Area.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/01456/OUT	Outline Planning Application for Four Live/Work Units (All Matters Reserved)
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Land at Blyth Road, Bawtry Road, Blyth.

Members were advised of an application, seeking approval for four live/work units with all matters reserved.

Plans were circulated to Members prior to the meeting.

Officer advised that this site has had a lot of planning application history and in 2021 an application was refused and dismissed at appeal stage referencing Policy 3 of the Neighbourhood Plan.

The site in question is not allocated within the Neighbourhood Plan for residential development.

Environmental Health have recommended a noise impact assessment takes place due to the industrial surroundings and a light scheme assessment report as complaints have been received by neighbouring occupiers.

Highways have raised questions over how access and visibility have been considered and are concerned over the potential loss of trees on the highway verge.

A letter has been received from a neighbouring occupier, not in objection but has raised questions regarding the live/work arrangements.

No objections have been received from the Parish Council or other statutory consultees.

Officer is recommending a refusal of planning permission on the grounds of residential amenity.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01084/OUT	Outline Application with Some Matters Reserved (Approval Being Sought for Access) to Erect a Single Storey Dwelling with Parking. Land Adjacent to Manderley, Church Street, South Leverton.

Members were advised of an application seeking permission to erect a single storey dwelling with parking. It will form part of the domestic curtilage of an existing dormer bungalow.

Plans were circulated to Members prior to the meeting.

It was noted that there is not a Neighbourhood Plan in place.

The Parish Council have expressed their support for the application.

Environmental Health have no objections subject to conditions limiting construction hours on the grounds of residential amenity.

A neighbouring occupier has objected on the grounds of highway and neighbourhood safety.

Highways requested further information but are now satisfied with the shared vehicular access to the site.

Officer satisfied residential amenity will be protected as the single storey dwelling will be well screened from a public vantage point and will be in keeping with the character and appearance of the area.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:40pm).