

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 19<sup>th</sup> February 2024 via MS Teams**

Present Councillors: S Fielding and N Sanders.

Officers in attendance: J Krawczyk, J Mountain and L Thompson.

(Meeting opened at 4.03pm).

#### **60. Apologies**

There were no apologies for absence received.

#### **61. Declarations of Interest**

There were no declarations of interest by Members.

#### **62. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00548/FUL	Retention of Fishing Lodge.  Laurels Farm House, Main Street, Milton.

Members were advised of an application, seeking permission to retain a fishing lodge in the garden of Laurels Farm House.

It was noted that planning permission was refused in 2019.

Plans were circulated to Members prior to the meeting.

The Parish Council have expressed support for the application on the grounds of it being an improvement to the area.

Two letters of support have been received citing the following:

- The lodge is only used by the family.
- No excessive noise has been generated.
- The lodge is built to a high standard and is moveable.
- Overall it is a positive enhancement to the area.

Officer is recommending a refusal of planning permission on the grounds of it being harmful to the character of the surrounding landscape and contrary to Policies DM4 and DM9 of the Bassetlaw Local Development Framework.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/01078/FUL New Two Storey Dwelling with Associated Access, Amenity and Landscaping.

Plot 2 Tangletrees, Main Street, Laneham, Retford.

Members were advised of an application seeking permission for a new two storey dwelling with associated access, amenity and landscaping.

The application was being referred to PCG as an elected Member had called the application into Planning Committee raising concerns of flood risk and impact on local heritage assets.

Plans were circulated to Members prior to the meeting.

The site in question has extant planning permission dating back to 1986 for two dwellings to be built in the garden of the existing detached dwelling.

The site lies within flood zones 2 and 3.

Conservation raised concerns regarding the detail of the dwelling and rendering of the porch structure.

No objections have been received from statutory consultees.

Officer advised Members of Bassetlaw's strong housing land supply at this moment in time, and recommended a refusal of planning permission on the grounds of flood risk and being contrary to policies outlined in the Local Development Framework.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00998/COU	Change of Use From Community Centre (Class F2) to Café (Class E).
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Community Centre, 64 Dadley Road, Carlton in Lindrick.

Members were advised of an application seeking to change the use of a community centre to a café.

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

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees.

Officer satisfied the change of use will be beneficial to the vibrancy of the residential surroundings and will offer a facility that will still serve the community.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:21pm).