

Planning Consultation Group

Minutes of the meeting held on Monday 4th March 2024 via MS Teams

Present Councillors: H Brand, S Fielding, F McFarland and N Sanders.

Officers in attendance: J Krawczyk and L Thompson.

(Meeting opened at 3:58 pm).

64. Apologies

There were no apologies for absence received.

65. Declarations of Interest

There were no declarations of interest by Members.

66. Planning Applications

Ref. No.	Description
24/00003/VOC	Variation of condition 12 to allow changes in windows to PVC to Plots 1, 5, 6, 7, 8 and 9. Land Opposite Holly House, High Street, East Markham.

Members were advised the application sought to vary condition 12 to allow changes in windows to PVC to plots 1, 5, 6, 7 and 9.

Timber windows have been installed in the other 3 plots but the applicant is having difficulty sourcing further timber windows due to issues with the supply chain.

Plans were circulated to Members prior to the meeting.

East Markham Parish Council and one member of the public have raised an objection as they feel that the windows should be uniform across the development.

The Conservation Team have not raised any concerns.

Officer satisfied the proposed PVC windows are a close enough match to the approved timber windows and therefore will not have a detrimental impact on the character of the Conservation Area.

Officer recommendation – Grant variation of conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
22/00691/VOC	Variation of Condition Number 2 and 8 of Application and Removal of Condition 3 of 19/00941/FUL Condition 2 Minor Variations to the Elevations and Plans as Result of Work on Site and Condition 8 Additional Hardstanding Area to be Brought Forward for Increased Parking Provision on Site to Service Development.

Middleton's Yard, Potter Street, Worksop.

Members were advised the application sought to vary conditions 2 and 8 and remove condition 3 of 19/00941/FUL to allow minor variations to elevations and plans as a result of work on site and additional hardstanding area to be brought forward for increased parking provision on site to service development.

The application was being referred to PCG as it was submitted by Bassetlaw District Council.

Plans were circulated to Members prior to the meeting.

The Conservation Team are satisfied with the variation and removal of conditions.

Highways have raised no objection subject to a condition ensuring that the one way vehicular access into the site continues to be adhered to at certain hours.

Officer satisfied with the variation and removal of conditions and is of the opinion that the development has positively impacted the surrounding area.

Officer recommendation – Grant variation of conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01421/ADV	3m x 2m Political PVC Banner. Labour Hall, New Street, Retford.

Members were advised the application had since been withdrawn by the applicant and therefore would not be discussed at PCG.

Ref. No.	Description
24/00031/COU	Change of Use of Land from Agricultural to Equestrian. Land Fronting Big Lane, Clarborough.

Members were advised that the application sought to change the use of land from agricultural to equestrian at the land fronting big lane in Clarborough. The site is bounded by hedgerows and has a public footpath running diagonally across the site.

Plans were circulated to Members prior to the meeting.

Clarborough and Welham Parish Council have objected to the application citing the following concerns:

- Dog-walkers using the footpath whilst horses are roaming free.
- Stabling and other equestrian paraphernalia following in due course.
- The access gate is collapsed.
- Boundary lengths of the site need strengthening.

Rights of Way have no objections so long as the public footpath remains open and available to use, it would be an offence to block this.

Members were advised that it is the responsibility of dog-owners to keep their dogs on a lead.

Officer advised that two conditions can be imposed to protect the site from further development. The first will prevent moveable structures being erected on the site and the second will remove permitted development rights for boundary treatment.

Officer satisfied the change of use is acceptable as there will not be a detrimental impact on the character of the landscape and the conditions imposed will protect the openness of the countryside.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

67. 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).