

Planning Consultation Group

Minutes of the meeting held on Monday 18th March 2024 via MS Teams

Present Councillors: D Challinor, S Fielding, and N Sanders.

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

(Meeting opened at 4:00pm).

68. Apologies

There were no apologies for absence received.

69. Declarations of Interest

There were no declarations of interest by Members.

70. Planning Applications

Ref. No.	Description
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24/00134/FUL	Erection of a Polytunnel Extension to the Rear of the Building, Extension of the Site to the East, Demolition of the Existing Covered Sales Area to the Front of the Building, Revised Parking Arrangements, New Compost Area, Security Fencing and Removal of an Existing Polytunnel.
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Retford and Gainsborough Garden Centre, Bar Road, Beckingham.

Members were advised of an application seeking permission to erect a polytunnel extension to the rear of the building, an extension of the site to the east, demolish the existing covered sales area to the front of the building, revise parking arrangements, create a new compost area, erect security fencing and remove an existing polytunnel.

Plans were circulated to Members prior to the meeting.

The Parish Council have expressed their supported for the application.

A neighbouring property has raised an objection citing concerns regarding the existing café area, erosion of privacy, increased noise and disturbance and the lack of hedgerow screening.

Officer advised the existing café is not considered as part of this application and there are mature trees adjacent to the café and the neighbouring property that has raised the objection.

Officer satisfied the proposed works will not generate substantial noise or disturbance to neighbouring occupiers.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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24/00011/HSE Demolition of an Existing Converted Outbuilding and Erection of Single Storey Rear and Side Extension.

25 Alma Road, Retford.

Members were advised of an application seeking permission to demolish an existing converted outbuilding and erect a single storey rear and side extension.

Plans were circulated to Members prior to the meeting.

A neighbouring property has raised an objection citing concerns regarding reduction in natural light, damp and maintenance issues.

Officer satisfied the proposal is modest in scale and design so there will not be any additional overshadowing. Potential damp related issues are not a material planning consideration but this can be avoided as plans would need to meet building regulations. The proposal will be set off the boundary by 1 metre allowing room for general maintenance of the property.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01499/VOC	Variation of Condition 2 on P/A 19/01020/LBA to Allow Changes to the Approved Drawings. Ginevers, Bawtry Road, Blyth.

Members were advised of an application seeking permission for the variation of condition 2 on P/A 19/01020/LBA to allow changes to the approved drawings.

Plans were circulated to Members prior to the meeting.

The variation is similar in scale and overall design but has been simplified. The Conservation Team are in support of this.

A neighbouring property has raised an objection citing the following concerns:

- Loss of sunlight and increased utility bills
- Loss of property valuation
- Loss of living conditions and impact on mental health
- Damage to the boundary wall
- Impact on residential amenity

The Parish Council have no objection subject to suitable parking arrangements being implemented.

Officer advised that any potential damage to the boundary wall would be a private matter and would be the developer's responsibility to avoid. The scale of the extension will not result in overshadowing and therefore will have limited impact on residential amenity.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01533/HSE	Two Storey and Single Storey Rear Extension and Front Bow Window (Resubmission of 23/00509/HSE) 76 Williams Street, Langold.

Members were advised of an application seeking permission for a two storey and single storey rear extension with a front bow window (resubmission of 23/00509/HSE).

Plans were circulated to Members prior to the meeting.

The original submission was refused in September 2023 on the following grounds:

- The proposed extension projected close to the common boundary by 12m.
- Impact upon the solar panels of a neighbouring property (east and west slope of the roof).

The re-submission has been reduced so that the extension only projects by 4m.

A sun study has shown there will be an impact upon the neighbouring property to the south but this will only result in approx. 3 hours loss of sunlight in December on the west elevation.

A neighbouring property has objected citing the following concerns:

- Overshadowing of their kitchen and conservatory
- Inconvenience during construction hours and impact upon their mental health
- Impact on solar panels

Officer satisfied the extension has been substantially reduced in scale and the impact upon residential amenity has been overcome by the sun study.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/00463/FUL	Sixteen Bay Golf Driving Range, Video Room, Ball Wash and Floodlights Land at Retford Golf Club, Brecks Road, Retford.

Members were advised of an application seeking permission for a sixteen bay golf driving range, video room, ball wash and floodlights. The land is located south of the golf club and is currently used by them for practice and coaching activities.

Plans were circulated to Members prior to the meeting.

Highways are comfortable with the proposal subject to conditions on visibility splays and parking arrangements being developed in accordance with the details submitted.

Rights of Way have no objections.

Environmental Health have raised a concern regarding lighting and have requested the submission of a lighting assessment. Officer advised a condition will be imposed regarding this.

Members were advised that there are residential properties located east of the site in question, behind the driving range, so there are no concerns as the balls will be hit in the opposite direction to the housing.

An objection has been received from the applicant of the Ordsall South application that is adjacent to this site. This is currently an open space of land that is used for recreational purposes. They are concerned that there has been a lack of assessment on ball strikes and the impact it may have on their playing fields.

Officer satisfied the applicant has submitted a plan for protective fencing to run along the rights of way north and south of the site so there will be a limited impact upon the surrounding area.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/01435/FUL	Alteration of Existing Premises to Create Additional Bedrooms within Footprint of the Existing Building, Including New Reception Area and to Carry-out Associated Minor Internal Alterations. South Moor Lodge Care Home, South Moor Road, Walkeringham.

Members were advised of an application seeking permission for the alteration of existing premises to create additional bedrooms within footprint of the existing building, including a new reception area and carry out associated minor internal alterations.

Plans were circulated to Members prior to the meeting.

A neighbouring property to the east of the site has objected on the grounds of overshadowing and loss of privacy. An officer visited the property and is of the opinion that there will be no impact.

Highways initially objected to the application with concerns over the two access points serving the site.

The applicant has now removed one of the access points and implemented a two way traffic flow at the other and provided 32 car parking spaces.

Highways and the neighbouring property were re-consulted and raised no further objections.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
23/00624/VOC	Variation of Conditions 2 (landscaping) 3 (boundary treatment) and 10 (plans) on P.A 21/00811/VOC.

Land Fronting Breck Lane and Thorpe Road, Mattersey.

Members were advised of an application seeking permission for the variation of conditions 2, 3 and 10.

Plans were circulated to Members prior to the meeting.

The variation of conditions relate to a small development consisting of 5 dwellings that are largely complete.

The side boundary of plot 1 will now consist of a wall and hedge in front of it.

The Parish Council have objected as they feel that the variations are deviating from the original sympathetic development, it detracts from the character of the surrounding area and the hedge will impact visibility from plot 2 and 3.

A neighbouring occupier has objected on the grounds of the wall being out of character and concerns over the existing roadside hedge being removed. Officer advised Members no hedges will be removed only additional planting will take place.

Officer satisfied there will be no detrimental impact on residential amenity or highway safety.

Officer recommendation – Grant variation of conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
20/01026/FUL	Erect 4 Detatched Dwellings, 1 Detatched Bungalow and 4 Semi Detatched Dwellings with Garaging. Land to the East of Brickenhole Lane, Walkeringham.

Members were advised of an application seeking permission to erect 4 detached dwellings, 1 detached bungalow and 4 semi-detached dwellings with garaging.

Plans were circulated to Members prior to the meeting.

Nottinghamshire Wildlife Trust have no objection subject to conditions.

The Lead Local Flood Authority have no objection as the site is located within Flood Zone 1 presenting a low risk of flooding.

The Parish Council have expressed their support for the application subject to safe and suitable means of access to the site being implemented.

Two neighbouring properties have objected on the grounds of highway safety, additional traffic, loss of privacy, noise and flood risk.

Highways have requested that the applicant carries out substantial highway works to the site including the following:

- Widening the carriageway width by 5.5m.
- A 2m footpath to the frontage of the site.
- A 1.5m footway from Brickenhole Lane extending up to South Moor Road.

Officer advised that Brickenhole Lane currently consists of grass verges and no footway. A 30mph speed limit is in place but changes to 60mph approximately half way down the carriageway.

Officers are recommending a grant of planning permission contrary to Highway advice for the following reasons:

- The development is small in scale, consisting of only 9 dwellings. The proposed housing mix is supported by the Neighbourhood Plan.
- The lane is quiet and an additional 9 dwellings is not expected to lead to an increase in footfall that would excuse destroying the local character with tarmac.
- The developer is going to widen the carriageway by 5.5m which will still allow extra space for pedestrians to use the lane.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:52pm).