

## **Planning Consultation Group**

### **Minutes of the meeting held on Tuesday 2<sup>nd</sup> April 2024 via MS Teams**

Present Councillors: S Fielding, and N Sanders.

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

(Meeting opened at 4:00pm).

#### **72. Apologies**

Apologies for absence were received from Councillors M Charlesworth and F McFarland.

#### **73. Declarations of Interest**

There were no declarations of interest by Members.

#### **74. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00758/COU	Conversion of Office and Salon (Class E) into One 11 Bed House in Multiple Occupation (HMO).  Suite 1, 15 Churchgate, Retford, Nottinghamshire DN22 6PA.

Members were advised that the application sought to convert an office and salon into one 11 bed house in multiple occupation (HMO).

Plans were circulated to Members prior to the meeting.

The Conservation Officer is comfortable with the proposed alterations as any impact on the Grade 2 listed building will be mitigated by conditions.

Environmental Health have no objection but have raised a concern regarding the proximity of the HMO to the neighbouring public house. They have proposed that noise mitigation measures are included as a condition.

Two letters of objection have been received. The first from the local library on the grounds of concerns over the shared gated access, storage of materials and parking provision during construction hours. The second from a local resident with concerns over the level of amenity the occupiers of the HMO will have.

No objections were received from other statutory consultees.

Officer has no concerns over the shared gated access as the main point of entry for the HMO will be the front door. There is no onsite parking but plenty of parking availability in the area and with regards to any issues during construction hours, a Construction Environmental Management Plan will be required.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/01060/LBA	Listed Building Consent Conversion of Office and Salon (Class E) into One 11 Bed House in Multiple Occupation (HMO).
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Suite 1, 15 Churchgate, Retford, Nottinghamshire DN22 6PA.

Members were advised that the application sought listed building consent for the conversion of an office and salon into one 11 bed house in multiple occupation (HMO).

Plans were circulated to Members prior to the meeting.

The Conservation Officer is comfortable with the proposed alterations as any impact upon the Grade 2 listed building will be mitigated by conditions.

Officer recommendation – Grant listed building consent.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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24/00096/HSE	Erect Single Storey Rear Extension and Single Storey Side Extension.
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Lincoln Cottage, Town Street, Clayworth, Nottinghamshire DN22 9AD.

Members were advised of an application seeking permission to erect a single storey rear extension and a single storey side extension at Lincoln Cottage.

Plans were circulated to Members prior to the meeting.

The Conservation Officer is satisfied the character and appearance of the Conservation Area will be preserved.

Clayworth Parish Council are in support of the application but have commented on the proposed use of UPVC windows and doors. Members were advised that the existing dwelling already has UPVC windows and doors in place so they would be acceptable.

One letter of objection has been received from a neighbouring property with concerns over access to the existing garage, parking arrangements, visual impact, shared ownership of the land and overshadowing.

No objections were received from statutory consultees.

Members were advised that whilst there will be no access to the garage it will be retained for storage. There is space for three cars at the property and as the extension will be no higher than the existing property, there will not be any unacceptable overshadowing. Existing boundary treatment will also prevent this.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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24/00163/HSE Two Storey and Single Storey Rear Extension.

16 Ings Lane, West Stockwith, South Yorkshire DN10 4HE.

Members were advised of an application seeking permission for a two storey and single storey rear extension to an existing property.

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees or members of the public.

West Stockwith Parish Council have commented that it is not clear if the application passes the 45 degree test.

Members were advised that the single storey element does fail the test but Officers are not overly concerned as the extension will only be 4m in length.

Officer of the opinion that given the orientation of the extension in reference to neighbouring properties, the overall impact upon amenity will be limited.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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24/00080/HSE	Erect Single Storey Side and Rear Extension With Car Port Extension.
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5 Richmond Road, Carlton In Lindrick, Nottinghamshire S81 9DN.

Members were advised of an application seeking permission to erect a single storey side and rear extension with a car port extension to an existing bungalow.

Plans were circulated to Members prior to the meeting.

One letter of objection has been received from a neighbouring property on the grounds of overshadowing their garden.

No objections have been received from statutory consultees or other members of the public.

Officer satisfied there would not be any unacceptable overshadowing given the scale of the proposal as the overall height of the extension is lower than the existing property by 1m.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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24/00021/FUL	Erection of Three Detached Domestic Dwellings and Associated Works
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Land North Blackbird Avenue Worksop

Members were advised of an application seeking permission to erect three detached domestic dwellings and associated works.

Plans were circulated to Members prior to the meeting.

The application was referred to Planning Consultation Group following a call-in request by a Ward Member.

4 letters of support have been received referencing an ongoing housing shortage in the district.

Environmental Health have no objection subject to a Contamination Stage 1 Risk Assessment.

The Highway Authority have objected on the grounds of low availability for onsite parking which would encourage parking close to the junction.

17 letters of objection were received from members of the public on the following grounds:

- Loss of open space
- Overshadowing
- Flooding and drainage concerns
- Biodiversity net loss
- Highway safety

Officer recommendation is to refuse planning permission for the following reasons:

- There is a strong housing land supply in the district so it would be unacceptable to erode the openness of the area for three new dwellings.
- The proposed garages are substandard and so it is likely future occupiers would not park their cars inside, this would encourage on street parking detriment to highway safety.
- No ecological appraisal provision or details of biodiversity net gain have been submitted by the applicant.
- The site lies in Flood Zone 1 but is at high risk of surface water flooding. The applicant has not provided evidence to show that the proposal would not increase surface water flood risk elsewhere.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
24/00033/FUL	Construction and Operation of Additional Plant for Electrolytic Green Hydrogen Production and Associated Works  Land At High Marnham Power Station, Power Station Access, Fledborough Road, High Marnham.

Members were advised of an application seeking permission for the construction and operation of an additional plant for electrolytic green hydrogen production and associated works.

There are two existing permissions granted on the site dating back to October 2023 and February 2024, the proposed application is to increase the capacity and efficiency of the existing plant.

Plans were circulated to Members prior to the meeting.

Three letters of objection have been received from local residents on the grounds of additional traffic and the impact on cyclists and pedestrians.

Normanton on Trent with Marnham Parish Council have objected on the grounds of the cumulative impact of traffic.

Rights of Way have presented a plan showing that there is an established footpath on the site. This appears to be a historic claim and is currently being investigated.

The Highway Authority have thoroughly assessed the proposal and have no concerns.

Environmental Health have commented that the Noise Impact Assessment has shown that the noise generated from this proposal will be no higher than the other applications granted permission on this site.

No objections have been received from other statutory consultees subject to conditions.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
24/00102/FUL	Retrospective Application for Erection of Timber Framed Stables and Storage for Private Use Only.  Stables at Stonelake, Chainbridge Lane, Lound.

Members were advised of a retrospective application seeking permission for the erection of timber framed stables and storage for private use only.

Plans were circulated to Members prior to the meeting.

Lound Parish Council have objected on the grounds of highway safety and close proximity to a Site of Special Scientific Interest (SSSI).

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

Officer advised that there will be a condition imposed to restrict the use to domestic only at no detriment to highway safety. There is a good separation distance between the site and the SSSI. The closest point is approximately 300m north of the stables. The keeping of domestic horses is not thought to have any impact on the SSSI and will be no detriment to local wildlife.

Officer recommendation – Grant planning permission subject to conditions.

Outcome following PCG – Refer for Officer Decision.

### **Nationally Significant Infrastructure Projects (NSIPs)**

The Planning Development Manager provided a brief update regarding the One Earth Solar Farm NSIP and advised that Bassetlaw District Council are looking at signing a Planning

Performance Agreement with the applicant. This will mean that Bassetlaw District Council will commit to undertaking work and providing responses within certain timeframes.

This was noted by Members.

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

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

(Meeting ended at 4:55pm).