

Planning Consultation Group

Minutes of the meeting held on Monday 17th April 2023 via MS Teams

Present: Councillors S Fielding, D G Pidwell and G A N Oxby.

Officers in attendance: J Elliott, E Grant, C Hopkinson, J Krawczyk.

(Meeting opened at 4.04pm).

83. Apologies

There were no apologies for absence received.

84. Declarations of Interest

Councillor S Fielding declared an Interest in applications 23/00374/CDM and 23/00410/CDM. She left the meeting during the Items.

It was noted that all Members had been lobbied in respect of application 23/00410/CDM.

85. Planning Applications

Ref. No.	Description
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22/00975/FUL	Jaynes Place, Bawtry Road, Blyth, Worksop
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	Application to Regularise the Change of Use of the Former Cafe/Truckstop to Open Storage (B8) with Ancillary Office Use in the Existing Buildings, Retention of the Toilet Block and the Erection of a 10m x 10m Shed
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Members were advised that the Item was presented to the Group a few weeks ago and was deferred as Blyth Parish Council had not been consulted. Blyth Parish Council have no objection.

Plans were circulated to Members prior to the meeting.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00199/FUL	Littlewood House, Wheatley Road, Sturton Le Steeple
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	Demolition of an Existing Derelict Bungalow and Erection of a Detached House and Garages with New Vehicular Access
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Members were advised that the application sought permission for the demolition of an existing bungalow and the erection of a replacement dwelling.

Plans were circulated to Members prior to the meeting.

The dwelling is in a small row of properties of mixed house types. The current property is a sizeable bungalow, it is proposed to replace it with a two storey house.

An application of a different design was previously refused on the grounds of the design due to the height. The design has been amended and the height changed, the materials have been amended to be more appropriate to the surroundings.

The neighbour was granted planning permission for a dwelling previously which is currently under construction. They have commented that they would prefer the garage to be further away however, Members were advised that it is over 17m away from nearest elevation.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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22/01000/FUL	Unit 1, Lawn Road, Costhorpe
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	Internal and External Alterations to Sub-Divide Industrial Building (B2/B8) into 10 Independent Units, Retain Office Space, Replacement of External Cladding and Installation of Roller Shutter Doors and Creation of New Access
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Members were advised that the application sought to retain works largely already carried out to subdivide an industrial unit into 10 units.

Plans were circulated to Members prior to the meeting.

No objection has been received from highways subject to the imposition of a one-way system around the site and sufficient parking.

Environmental Health have no objection subject conditions.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00210/VOC	Orchard House, Big Lane, Clarborough, Retford, Nottinghamshire DN22 9LT
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	Vary Condition 1 of P.A. 22/00036/RES to Allow Alterations to Doors and Windows to all Plots and Create 5th Bedroom and Ensuite in Loft Space, the Addition of Roof Lights to all Plots, Alter Entrance Canopies and Introduce Small Gablette, Alter Hard Landscaping Layout, Rear Patio Areas and Boundary Fence Position to Plot 4
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Members were advised that the application sought permission to vary condition 1 of the Reserved Matters application to allow alterations to doors and windows, create a 5th bedroom and en-suite in loft space, the addition of roof lights to all plots, alter entrance canopies and introduce a small gablette.

In addition the proposal seeks a minor change to the position of fencing on plot 4.

Plans were circulated to Members prior to the meeting.

Letters of objection have been received from local residents on the grounds of parking; highway safety; the development would be over-intensive and the village does not need larger dwellings.

The Parish Council have objected on the grounds that the proposal is out of character with the area, insufficient parking, congestion on Big Lane and it does not satisfy the need for smaller homes.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
22/01401/VOC	Manor House Caravan Park Clayhough Lane Church Laneham Retford Nottinghamshire Variation of Condition 3 on P/A 28/07/00016 to Increase the Number of Months to be able to open from 8 Months (Existing) up to 10.5 Months Per Annum for the area of the Park Identified as Site B

Members were advised that the application sought to vary condition 3 to increase the number of months that the caravan park can open from existing 8 months a year to 10.5 months per annum in area of the Park identified as Area B.

The proposal is to allow up to 130 holiday caravans on Area B of the caravan park to be open from the beginning of March through to the middle of January the following year.

Plans were circulated to Members prior to the meeting.

In support the applicant has indicated that this will give the owners opportunity to use their caravans over the Christmas/New Year period. The greater flexibility will result in wider economic benefits. Limited occupation currently is out of line with changing holiday and leisure patterns, particularly post Covid-19 with more UK holidays being taken.

The site is within flood zones 2 and 3. A Flood Risk Assessment has been submitted as part of the application. The Environment Agency have no objection subject to conditions.

Laneham Parish Council object on the grounds of access and traffic and noise and pollution.

Environmental Health and Licensing have no objection.

16 letters of support have been received mainly from caravan owners and local businesses.

Members were advised that in terms of residential amenity the use will not be anymore intensive as it is for same amount caravans with an extended usage period. The use is not considered to have any greater impact on highway safety than the existing use.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
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23/00280/HSE	The Forge, Orchard Lane, South Leverton
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Erect Single Story Side and Rear Wrap Around Extension with a Vaulted Pitched Roof

Members were advised that the application sought to erect a single storey side and rear extension that is modest in scale. The application is partially retrospective.

Nine letters of objection have been received from local residents on the grounds that works have already started and building control concerns.

The Parish Council have neutral stance on the application.

Members were advised that the applicants made a householder enquiry and were told that planning permission was not required however permitted development rights had been removed. This was an error by the council and the owners made an application as soon as possible.

Conservation have no concerns, the development would be well screened from the Church to the south.

In terms scale it is not considered to have a detrimental impact on street scene or surrounding area. It is felt that the impact on amenity and the character of area is acceptable.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

(Councillor S Fielding left the meeting)

Ref. No.	Description
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23/00374/CDM	Land north of Churchill Way, Worksop
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Consultation - Construction of new 315 (1.5FE) place primary school with 26 place nursery over two phases (1st phase 1FE 210 place with 26 place Nursery) associated playing fields, car parking (including lighting columns 4m high), lit service areas and sprinkler tank, hard surfaced outdoor play and footpaths. Solar panels to school building roof (Phases 1 and 2). Associated landscaping and covered areas to nursery/reception classes, sun canopies, fenced sprinkler tank and bin store, 3.0m and 2.4m high perimeter/internal fencing

The application is a Notts County Council matter for which the District Council is a consultee.

The application proposes to construct a new 315 place primary school with a 26 place nursery over two phases.

It was commented that people had wanted to see the proposal to come forward for a while.

Officer recommendation – Raise no objection.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
23/00410/CDM	Former Ash Disposal Lagoons South Of Lound Retford Nottinghamshire DN22 8SG County Matter Application for the Extraction, Processing and Export of Pulverised Fuel Ash From Former Ash Disposal Lagoons and Their Progressive Restoration, and Associated Development Including Earthworks, Dewatering and Soil Storage, Ponds and Excavations, Hard and Soft Surfacing and Landscaping and Boundary Treatment, Buildings and Structures, Plant, Conveyors, Utility Connections, Roadways, Parking, Drainage and Ancillary Development

The application is a Notts County Council matter for which the District Council is a consultee.

Members were advised that the site will be split into three areas with an extraction period of 25 years.

13 letters of objection have been received from local residents and a letter of objection from Blyth Parish Council on the grounds of:

- Nosie and disturbance
- Loss of character
- Detrimental impact on tourism and holiday accommodation
- Contamination of drinking water
- Vehicle movements
- Adverse impact on SSSI
- Access the countryside
- The proximity to the school
- The application should be considered by planning committee

Officer recommendation – Raise no objection.

Outcome following PCG – Refer to Planning Committee.

86. Any Other Business which the Chair considers to be urgent

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

(Meeting ended at 4.09pm).