

## Planning Consultation Group

### Minutes of the meeting held on Tuesday 02<sup>nd</sup> May 2023 via MS Teams

Present Councillors: S. Fielding, D.G. Pidwell and D.R. Pressley.

Officers in attendance: J. Elliott, E. Grant, S. Johnson and J. Krawczyk.

(Meeting opened at 4.00pm).

#### 87. Apologies

There were no apologies for absence received.

Councillor M. Quigley MBE was absent from the meeting.

#### 88. Declarations of Interest

**Councillor D.G. Pidwell** declared a Non-Pecuniary Interest in application 23/00229/FUL

Councillor Pidwell left the meeting during the determination of this item and for the rest of the meeting.

**Councillor D.R. Pressley** declared a Non-Pecuniary Interest in application 22/01701/FUL

Councillor Pressley remained in the meeting during the determination of this item.

#### 89. Planning Applications

Ref. No.	Description
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23/00310/RES	Reserved Matters Application Following 21/00208/OUT (Approval Sought for Scale, Layout, Appearance, Landscaping and Access) for One Detached Dwelling.
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Land Adjacent to 9 Glamis Road, Carlton-In-Lindrick.

Members were advised this is a reserved matters application for a single detached dwelling.

Plans were circulated to Members prior to the meeting.

An objection was received from the Highways Authority (Statutory Consultee) on the grounds of there is only an allocation of two parking spaces for a four bedroom property, any overflow would therefore be on street.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00306/HSE	Demolition of Garage WC and Chimney and the Construction of Single Storey Side Extension
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Spinney View, Main Street, Oldcotes.

Members were advised that the application sought permission for the demolition of the garage, W.C. and chimney of standing property to facilitate a single storey extension.

Plans were circulated to Members prior to the meeting.

An objection has been received from a neighbouring property on the grounds of the over-hang of the extension to their property. The design has since been amended and the neighbour informed but no response back has been received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00220/HSE	Erect Fence and Gates to Front and Rear of Property, Various Hardstandings for Patio Area and Base for Garden Shed to be Erected to Rear with Permeable Gravelled Areas and Paving Walkways and Retain Existing Boundary Hedgerow.

The Holt, Main Street, Mattersey.

Members were advised of an application for the erection of boundary fences and gates with hardstanding areas for shed and walkways; with retention of existing boundary hedge.

Plans were circulated to Members prior to the meeting.

An objection was received from a neighbouring property of potential for water ingress into their cellar from the gravel drive. Officer opinion is there is no evidence that this would occur and should anything arise, it would be considered a civil matter; furthermore the application does not require Listed Building Consent or Building Regulation.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00113/HSE	Front Porch, Replacement Garage and Shed and Removal of Side Conservatory.

Belmont Chapel Lane Scrooby Doncaster.

Members were advised of an application for the removal of side conservatory and the addition of a front porch, replacement garage and garden shed.

Plans were circulated to Members prior to the meeting.

No objections were received on the grounds of Conservation or Archaeology, nor in principal from the Parish Council. One object was received from a neighbouring property on the grounds the development of the site would be out of scale and dominant in setting; Officers are satisfied with distancing from the neighbouring property and would not overshadow.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
22/01701/FUL	Convert Existing Storage/Workshop into Two (One Bedroom) Dwellings.  Outbuilding at Chantry Walk, Tuxford.

Members were advised of an application to convert the existing storage/workshop to two, one bedroom, dwellings.

Plans were circulated to Members prior to the meeting.

Conservation does not object to changes to the windows and doors from the scheme design; nor has there been objection from the Highways Authority.

Tuxford Town Council has written in support of the application but with no substantive reason.

Officer reasoning for recommending refusal is that there is no dedicated out-door amenity such as bin storage area; bin collection would have to be stored on street. The view would be dominated by the gable end of the development and lack of outlook. Also refusal on the grounds that the development is immediately sited next to an access which already serves six properties.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
22/01626/FUL	Change of Use from Office to Residential, Single Storey Rear Extension, Replacement Windows, 2 No. Additional Windows to East Elevation, Demolition of Timber Buildings and Brick Lean-to Building.  Kaymar House, Budby Road, Cuckney.

Members were advised of an application for change of use from office to residential dwelling with extension and replacement windows.

Plans were circulated to Members prior to the meeting.

No objections were received from the Highways Authority, Environmental Health or Archaeology; Conservation has made suggest of material changes, which had been included so no objection received.

A noise assessment had found mitigation (bricked up door and ventilation system negating the opening of windows) in place so no objection could be made.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

23/00245/FUL    Four Bedroomed Detached Dwelling with Detached Garage and New Access.

Land Adjacent to Three Gables, Little Top Lane, Lound.

Members were advised of an application for a four bedroomed detached dwelling with detached garage and new access.

Plans were circulated to Members prior to the meeting.

No objections were received from the Highways Authority or Archaeology.

Lound Parish Council made objection in belief the development contravenes Policy 7 of the Neighbourhood Plan; Officer opinion is that the development is in accordance with the Policy.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

23/00165/HSE    Proposed Two Storey Rear Extension and Proposed First Floor Side Extension.

7 Ashfield Court, Everton.

Members were advised that an application for a two storey rear extension and first floor side extension.

Plans were circulated to Members prior to the meeting.

The Parish Council raised concern that the extension may impose on a neighbouring property and the loss of privacy and overshadowing. Officer opinion does not agree as the extension is only three metres in length and has no side window.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

21/00386/LBA    Refurbishment of Dwelling Including Internal and External Alterations.

7 Gringley Road, Misterton ,DN10 4AN

Members were advised that an application for refurbishment of a dwelling, with internal and external alterations.

Details were circulated to Members during the meeting.

Multiple objections had been received, some resolved in terms of the Parish Council.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00190/CTP	Application for Lawful Development Certificate for a Proposed Use as C2 (up to six people living together as a single household and receiving care).  7 Kingfisher Walk, Worksop.

Members were advised that an application for Lawful Development Certificate for a single household, of multiple occupation receiving care.

Plans were circulated to Members prior to the meeting.

Eighty-nine objections (on the grounds of noise, asbestos and environmental health issues) had been received but none were of a material consideration.

In knowledge that the norm for referral to Committee was usually based on ten objections, Members were of a mind to refer this application to Committee for determination.

Officer recommendation – Grant planning permission.

Outcome following PCG – Referral to Committee for determination.

<b>Ref. No.</b>	<b>Description</b>
23/00229/FUL	6 x CCTV Columns.  Various Sites Around Community Centre Cleveland Close Carlton-In-Lindrick Worksop.

Members were advised of an application to install CCTV columns around the Community Centre on Cleveland Close, Carlton-In-Lindrick.

Plans were circulated to Members prior to the meeting.

Non objections from statutory consultees or others have been received.

The Parish Council and neighbouring properties have written in support of the application.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

## **90. Any Other Business which the Chairman considers to be urgent**

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

(Meeting ended at 4:58pm).