

## **Planning Consultation Group**

### **Minutes of the meeting held on Tuesday 30<sup>th</sup> May 2023 via MS Teams**

Present: Councillors C Adams, S Fielding and N Sanders

Officers in attendance: B Alderton-Sambrook, R Colebourne, E Grant and J McKeown.

(Meeting opened at 4.00pm).

#### **1. Apologies**

There were no apologies for absence received.

#### **2. Declarations of Interest**

There were no declarations of interest.

#### **3. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
22/01131/FUL	Unit A4c (Phase II Plot A4) Lords Wood Road, Harworth  Proposed Commercial Unit for B2/B8/E(g) Class Uses, together with Associated Car Parking and Service Yard Area

Members were advised that the application sought to construct new industrial units at Harworth contained within the existing industrial site.

Plans were circulated to Members prior to the meeting.

Members noted there were residential properties already in the site and discussion ensued about potential impacts arising.

No objections were received from Highways or Harworth & Bircotes Town Council.

Environmental Health requested a noise assessment be carried out as a nearby unit has been converted into apartments, it was noted that one additional unit would not add to any existing noise as the apartments are already within the existing industrial unit site.

The Parish Council has no objections to the development other than they requested a Section 106 Agreement, but as no other units on the site have a Section 106 Agreement this would not be acceptable.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

23/00311/ADV    Unit 2 Symmetry Park, Blyth

Erect two internally illuminated signcases installed to fascias and one internally illuminated letters installed to fascia

Members were advised that the application sought permission to approve internally illuminated B&Q signs, these signs would have a low level output.

Plans were circulated to Members prior to the meeting.

The Parish Council had raised concerns that the signs had been erected and were illuminated. An officer visited the site and confirmed the signs are not erected.

There were no objections.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

23/00407/HSE    9 Town Street, Sutton cum Lound

Erect Single Storey Front and Rear Extensions

Members were advised that the application sought permission to erect single and rear extensions. The existing property is a modern bungalow within the village development area.

Plans were circulated to Members prior to the meeting.

An objection was received from a member of the public citing that whilst they do not object to the development, they do object to a window on the north wall of the elevation.

Members discussed the distance from the adjacent property of the proposed window and felt there were no significant impacts arising

No further objections were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

23/00331/HSE    20 Thornhill Road, Harworth

Erect Porch to Front Elevation, Convert Garage into Rooms Install Bow Window and Construct Canopy Roof Over

Members were advised that the application sought permission for a proposed pitched roof entrance porch and to convert the garage into a dining room and utility room with a bay window.

Plans were circulated to Members prior to the meeting.

An objection was received from a member of the public citing the following:

- 2 vehicles would be unable to park on the driveway
- Vehicles would overhang the driveway
- On street parking would result in reduced visibility from adjoining driveways

No objections were received from Harworth and Bircotes Town Council.

Members discussed these were minor extensions and the decision should be left to officers

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

<b>Ref. No.</b>	<b>Description</b>
23/00084/HSE	21 Knaton Road, Carlton in Lindrick  Demolish Rear Porch and Erect Single Storey Rear Orangery Extension and Two Storey Side Extension and Single Storey Front Extension

Members were advised that the application sought permission to demolish a rear porch and erect a single storey rear extension, a two storey side extension and a single storey front extension.

Plans were circulated to Members prior to the meeting.

An objection was received from a member of the public citing that the proposed rear extension will result in a loss of light to an adjoining kitchen area.

No objections were received from NCC or the Parish Council.

Offices discussed the orientation of the property and the path of the sun, details of the existing elevations of the adjacent property was discussed along with the impact of that proposed

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

**Ref. No.                      Description**

23/00479/HSE      12 Robert Drive, Retford, Notts

Two Storey Rear Extension (Resubmission 23/00085/HSE)

Members were advised that the application sought permission to erect a two storey rear extension, this application is a resubmission.

Plans were circulated to Members prior to the meeting.

An objection was received citing loss of light and privacy and overbearing to the rear garden.

A discussion ensued about the differences between this application and the previous refusal. Members were content to leave to officer delegation

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

**Ref. No.                      Description**

23/00313/FUL      Land at High Marnham Power Station Power Station Access Fledborough Road High Marnham

The Erection of a 1.8 High Palisade Fence with Vehicular Gate and 2 no. Bollards (Retain).

Plans were circulated to Members prior to the meeting.

Members were advised the application is for a proposal to retain the security fencing, gates and 2 bollards.

There have been objections from residents citing the fencing is prominent at the entrance to the village giving a feeling of an industrial site rather than a village. Residents feel that if the fence was painted or planting carried out it would blend into the site.

There were no further objections from Highways of the Parish Council.

A discussion ensued about the starkness of the fencing in its current form in a rural locality. It was considered that mitigation in the form of green powder coated spray-paint would help to assimilate into the locality and create a less incongruous feature.

Officer recommendation – Grant planning permission with a condition that the fence is painted a suitable colour

Outcome following PCG – Refer for Officer Decision

**4. Any Other Business which the Chair considers to be urgent**

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

(Meeting ended at 4.50pm).