

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 26<sup>th</sup> June 2023 via MS Teams**

Present: Councillors H Brand, S Fielding, F McFarland and N Sanders

Officers in attendance: A Broadhead, R Colebourne, J Krawczyk

(Meeting opened at 4.00pm).

#### **8. Apologies**

There were no apologies for absence received.

#### **9. Declarations of Interest**

There were no declarations of interest.

#### **10. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
23/00339/FUL	High View and land to East, Clarborough Hill, Clarborough  Change of use of land for a Dog Kennel Business with Dog Exercise Area and Kennels

Members were advised of an amended planning application for a change of use of the land for a dog kennel business, with an exercise area. The 2 existing buildings would be used as an office for drop off and registrations and the storage for cleaning equipment. The paddock area would be for exercising up to 15 dogs.

Plans were circulated to Members prior to the meeting.

An objection was received from a neighbouring property on the grounds that access to the business was dangerous and that the business was not appropriate.

The Parish Council raised objections on the site being outside the development boundary as set out in the Neighbourhood Plan and the access to the business is on the brow of Clarborough Hill and is also visible across the village.

Environmental Health suggested that application is accepted with a noise management plan.

No objections received from NCC Highways.

The applicant is willing to screen the kennels from the village.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00440/HSE	5 Ribblesdale, Worksop
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Erect front porch and single storey rear extension

Members were advised of an amended planning application for a front porch and single storey rear extension. The porch is under construction and the bricks do not match existing, it was therefore agreed on rendering to the porch.

Plans were circulated to Members prior to the meeting.

An objection was received from a neighbouring property on the grounds that the rendering is out of keeping and the proximity of the extension to the boundary and would reduce light in to their property.

A document from another neighbouring property was received in support of the application.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00386/HSE	127a Bawtry Road, Harworth
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Erect brick wall and Piers with Composite Coloured Fence Panels, including new driveway gate and pedestrian gate to replace existing boundary fence

Members were advised that this application was originally an enforcement case and the applicant sought permission to erect brick wall and piers with composite coloured fence panels, including new driveway gate and pedestrian gate to replace existing boundary fence.

Plans were circulated to Members prior to the meeting.

An objection was received from the Parish Council on the grounds that the fencing is not in keeping and has taken over some of the highway.

The Highways Authority objected to the application due to the highway verge being fenced in.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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22/00940/FUL	31 Market Place, Retford
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Change of use from commercial to 7 residential properties

Members were advised that the application sought permission for a change of use from commercial to 7 residential properties

Plans were circulated to Members prior to the meeting.

The application is in a Conservation Area and is a Listed Building, the Conservation Team have no objections.

A Ward Member raised an objection citing the number of refuse bins required for each property and the storage of these refuse bins within the town centre.

A further objection was received from a neighbouring property stating that these properties would require access through the land which they own.

Another objection was received from a member of the public on the grounds that there are enough 1 bedroom apartments in Retford.

There were no objections from Environmental Health, the Highways Authority or the Environment Agency.

There was concern raised by a Member of the PCG in regards to the parking situation for the residents of the apartments.

Officer recommendation – Grant planning permission.

Outcome following PCG – 3 Members of PCG agreed - Refer for Officer Decision

<b>Ref. No.</b>	<b>Description</b>
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23/00335/FUL	Metcalfe Trust Community Hub, High Street, Everton
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	Demolition of Cricket Pavillion/Tea Room and Changing Rooms/Shower/ Toilet Block and Construct New Community Hub
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Members were advised that there is already an existing sports facility on this site, however the buildings are falling into disrepair. The application seeks permission to demolish the Cricket Pavillion/Tea Room and Changing Rooms/Shower/Toilet Block and Construct New Community Hub.

Plans were circulated to Members prior to the meeting.

The Conservation Team have no objections and are satisfied with the design.

The Parish Council strongly support the application and there have been 5 letters of support from local residents.

An objection has been received from a neighbouring property on the grounds that the car park will be close to their dwelling and feel that this would invade their privacy.

The Highways Authority have raised concerns over insufficient car parking but have not stated how many spaces they think would be adequate.

The Planning Development Manager will seek clarification from Highways in terms of their objection.

Officer recommendation – Grant planning permission.

Outcome following PCG – Defer to a further PCG

<b>Ref. No.</b>	<b>Description</b>
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22/01559/COU	Units 8 and 14 Spinella Road, Worksop
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Retain change of use of Units 8 and 14 (Units 5 and 11 as approved under P.A. 19/01316RES) from Classes B1/B2/B8 to Classes E(d)/E(g)/B2/B8 (Indoor Sport and Recreation)

Members were advised that the application sought permission to retain change of use of Units 8 and 14 for use as crossfit and dance studio.

Plans were circulated to Members prior to the meeting.

The Highway Authority objected to the application on the grounds that the units may increase traffic flow and parking problems to the site.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

<b>Ref. No.</b>	<b>Description</b>
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22/01499/COU	Unit 9 Spinella Road, Worksop
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Change of Use of Unit from employment use to Leisure Facility/Gym (Class E)

Members were advised the application is for a Change of Use of Unit from employment use to Leisure Facility/Gym.

Plans were circulated to Members prior to the meeting.

The Highways Authority raised objections on the grounds that site was originally built for standard employment use and a leisure facility would increase traffic and parking to the site.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

<b>Ref. No.</b>	<b>Description</b>
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23/00425/HSE	104 North Road, Retford
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Construct a Two Storey Side and Rear Extension with Single Storey Rear and Front Porch Extensions

Members were advised that this application was to Construct a Two Storey Side and Rear Extension with Single Storey Rear and Front Porch Extensions.

Plans were circulated to Members prior to the meeting.

An objection was received from a neighbouring property citing this application would have a detrimental impact on light to the living room window.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

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

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

(Meeting ended at 5.04pm).