

Planning Consultation Group

Minutes of the meeting held on Monday 21st August 2023 via MS Teams

Present: Councillors S Fielding, G Freeman, F McFarland and N Sanders

Officers in attendance: R Colebourne and J Krawczyk

(Meeting opened at 4.05pm).

12. Apologies

There were no apologies for absence received.

13. Declarations of Interest

There were no declarations of interest.

14. Planning Applications

Ref. No.	Description
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23/00757/FUL	Rufford Street, Worksop Erect One 12 Metre High CCTV Column
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Members were advised that planning permission was sought to erect a 12 metre high CCTV column. The application was referred to PCG as it was submitted by Bassetlaw District Council.

Plans were circulated to Members prior to the meeting.

There were no objections received from statutory consultees or members of the public.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00786/FUL	Bus Station, Watson Road, Worksop Erect 1 x 10 Metre CCTV Column
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Members were advised that planning permission was sought to erect a 10 metre high CCTV column. The application was referred to PCG as it was submitted by Bassetlaw District Council.

Plans were circulated to Members prior to the meeting.

There were no objections received from statutory consultees or members of the public.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
22/01665/FUI And 22/01666/LBA	Litten Tree, 4 Chapelgate, Retford Re-Configuration of the Front Elevation to Re-instate an Historically Appropriate Facade, Provision of External Staircase on the Rear Elevation, Reconfiguration of Existing Building to Provide 15 x 1 Bedroom Apartments and 4 x 2 Bed Apartments, Private Landscaped Outdoor Amenity Space with Seating and Secure Cycle and Bin Storage Areas.

Members were advised that the application sought permission to convert a former public house in to 15 x 1 bedroom apartments and 4 x 2 bedroom apartments. This amends a previous application and reduces the number of apartments by 2.

Plans were circulated to Members prior to the meeting.

There were no objections from the Conservation Team, NCC Highways or Historic England. There were 2 objections received from members of public, one citing that the existing drainage system would not be able to cope. This would be resolved by Severn Trent and the applicant would have to agree to connect into the existing drainage system.

Another member of the public cited that the additional windows would result in overlooking into their gardens. However, this property is a considerable distance from the site and Officers are content that the development would not result in an unacceptable loss of privacy to nearby occupiers.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
22/01346/OUT	Land to West of Mill Close, North Leverton Outline Planning Application with some Matters Reserved (Approval Sought for Access and Layout) to Erect 8 Single Storey Bungalows with Associated Garages and Roadway (Re-Submission of 20/01652/OUT)

Members were advised that outline planning permission is sought for the erection of 8 single storey bungalows with garages and a construction of a roadway. The site lies to the west of the village and is bound by Mill Close and the countryside, access is from Main Street. The site is allocated for a residential development of approximately 10 dwellings in the Neighbourhood Plan.

Plans were circulated to Members prior to the meeting.

There were no objections received from Severn Trent, the Parish Council, Conservation Team or NCC Highways. Network Rail would like some conditions attaching but raised no objections.

There was 1 objection from a member of the public citing there was no affordable housing contributions and as landowner of the beck they did not give consent to drain surface water into the beck.

As there are less than 10 dwellings no affordable housing or other planning obligations would be provided.

Previous applications which included the entire site refused planning permission as they were not in accordance with Neighbourhood Plan allocation. This application has been amended to reflect the extent of the allocation. If the landowner does not give approval to surface water drainage over their land into the beck a further application would be need to be submitted.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
23/00799/HSE	87 Lincoln Road, Tuxford Retain 2 dormer style windows on the Front Elevation and a construction of a Juliet balcony on the West Elevation to the Existing Detached Garage

Members were advised that permission was sought to retain 2 dormer windows and construct a Juliet balcony on the existing detached garage.

Plans were circulated to Members prior to the meeting.

The Town council objected to the balcony citing overlooking on the neighbouring garden. This objection was received on the basis of the original proposal, the application has been amended to replace the balcony with a Juliet balcony, therefore reducing overlooking to neighbouring occupiers.

No further objections were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
23/00752/FUL	Olive Tree Caravan and Camping Park, Main Street, Clarborough Change of use of land with the Construction of Hardstanding for the Storage of Caravans (Resubmission of 22/01515/FUL)

Members were advised to consider an application to change the use of land with the construction of hardstanding for the storage of caravans, this application is a resubmission.

Plans were circulated to Members prior to the meeting.

Councillor McFarland left the meeting as he had requested this application be determined by Planning Committee.

The site is a former petrol filling station and has an established camping and caravan site to the rear. The subject site lies to the rear (west) of the existing caravan site in open countryside.

Objections have been received from the ward member, parish council and local residents citing the following reasons:

- Work has already commenced on the hardstanding area
- Removal of hedgerow
- No benefits to tourism
- Existing car wash and signage is unauthorised
- Site is located outside the Neighbourhood Plan development

NCC Highways Authority have insufficient information on the impact of highway safety.

No objections were received from Environmental Health.

It was recommended that the application be refused on following 3 grounds

- Highway safety
- Visual impacts
- Ecological impacts

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision

The Chair requested that Councillor McFarland be contacted with the reasons for refusal of this application and the outcome of the PCG decision.

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

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

(Meeting ended at 4.53pm).