

Planning Consultation Group

Minutes of the meeting held on Monday 18th September 2023 via MS Teams

Present: Councillors F McFarland, G A N Oxby, D Pidwell and N Sanders

Officers in attendance: C Cook, C Hopkinson, J Krawczyk and L Thompson.

(Meeting opened at 4.05pm).

24. Apologies

There were no apologies for absence received.

25. Declarations of Interest

Councillor D Pidwell declared an interest in application 22/01182/OUT, he left the meeting for the application.

26. Planning Applications

Ref. No.	Description
23/00859/VOC	Phase 2A (Unit 3) Mulberry Logistics Park, Blyth Road, Harworth Variation of Conditions 1 (Approved Plans and Documents), 3 (SUDS), 5 (Written Scheme of Investigation) and Remove Condition 10 (Noise) of P.A. 22/00785/RES to Allow for Revised Drainage Design and Associated Works

Members were advised that the application and the following associated application sought variations of conditions.

The applications sought to vary conditions 1, 3 and 5 and remove condition 10 of P.A. 22/00785/RES to allow for revised drainage design and associated works.

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees.

Blyth Parish Council have commented that they have concerns regarding increased noise levels however if it is monitored they have no other objection. The Council's Environmental Health have stated that the proposal should not lead to an increase in noise.

Officer recommendation – Grant variation of conditions subject to Environmental Health being satisfied with the application.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00860/VOC	Phase 2B (Unit 4) Mulberry Logistics Park, Blyth Road, Harworth
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Variation of Conditions 1 (Approved Plans and Documents), 3 (SUDS), 5 (Written Scheme of Investigation) and Remove Condition 10 (Noise) of P.A. 22/00785/RES to Allow for Revised Drainage Design and Associated Works

Members were advised that the application was associated with the proceeding application.

The applications sought to vary conditions 1, 3 and 5 and remove condition 10 of P.A. 22/00785/RES to allow for revised drainage design and associated works.

Plans were circulated to Members prior to the meeting.

No objections have been received from statutory consultees.

Blyth Parish Council have commented that they have concerns regarding increased noise levels however if it is monitored they have no other objection. The Council's Environmental Health have confirmed that the proposal should not lead to an increase in noise.

Officer recommendation – Grant variation of conditions.

Outcome following PCG – Refer for Officer Decision.

Ref. No.	Description
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23/00466/FUL	Land At Faraday Close, Harworth
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Erect 3 Industrial Buildings to be Sub-Divided into 6 Smaller Units

Members were advised that the application sought to erect three industrial buildings to be sub-divided into six smaller units.

Plans were circulated to Members prior to the meeting.

Members were advised that the site is located in an industrial area south of Harworth with access from Snape Lane.

No objections have been received from statutory consultees.

Harworth Town Council have no objections.

An objection has been received from the occupier of a nearby unit with concerns that the land is not large enough to deliver a road to serve the development and third party land will be required to achieve the required width.

The applicant has shown the access and parking can be delivered within the application site and that third party land is not required to deliver this. Nottinghamshire County Council Highways have raised no objections to the proposal.

There are no concerns in relation to character, appearance or residential amenity.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

Ref. No. Description

23/00405/COU Land Adjacent Manor Farm, Breck Lane, Mattersey

Erection of 24 Dwellings, Relocation of Manor Farmhouse, Construction of Agricultural Building, Garages, Onsite Roadways and Drives, Drainage and Attenuation Pond. Removal of conditions 5 and 27 and amend condition 2

Members were advised that the application was presented to Planning Committee earlier this year with a recommendation to grant subject to a S106 Agreement.

This application seeks to remove condition 27 and amend condition 2 as the Council's Tree Officer is satisfied with the tree protection measures.

Officer recommendation – Remove Condition 27 and amend condition 2.

Outcome following PCG – Refer for Officer Decision

Ref. No. Description

23/00656/FUL Brick Yard Lane Gamston

Solar Farm

Members were advised that the planning application was presented to the last meeting of Planning Committee. This application seeks to impose an additional condition regarding the entrance gates to preserve the setting of the heritage asset.

Officer recommendation – Impose additional condition.

Outcome following PCG – Refer for Officer Decision

Ref. No. Description

23/00541/HSE York Corner, York Street, East Markham

Two Storey Extensions to East and West Elevations

Members were advised that application sought to erect first floor extension and single storey extension to the rear.

The site lies to the west of the settlement in the Conservation Area. The area is low density with mixed character detached dwellings. The property sits side onto the street in a fairly large plot. The application has been amended and scaled back following comments from officers and conservation.

The Conservation Officer is satisfied that the amended proposal preserves the character of the Conservation Area.

In terms of neighbour comments the objection was to the original scheme. In terms of the impact of the amended application it is not considered that there would be an impact on the property to the east as there is no overlooking. The property to the west is set back slightly. Windows would be added however an existing balcony overlooking the driveway would be removed.

Plans were circulated to Members prior to the meeting.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

Ref. No.	Description
23/00541/HSE	Land Opposite Valley Farm, Middlebridge Road, Gringley On The Hill Outline Application with Some Matter Reserved (Approval Sought for Access Layout and Scale) for Construction of a Detached Dwelling

Members were advised that application sought outline planning permission with approval for access for the construction of a detached dwelling.

The site lies to the north of the settlement outside the Conservation Area in its setting and the wider setting of listed buildings.

Members were advised there is no site planning history, the previous use is considered to be agricultural.

Plans were circulated to Members prior to the meeting.

Highways have no concerns. They have stated that the junction is awkward and the approach to the site is narrow. It is felt however given the establish us of the site and the type of activity that the access is acceptable.

In relation to conservation the site is well screened and is considered to preserve character of the conservation area.

The Parish Council have objected to the development. They have raised what they feel is an inaccuracy in the application and have concerns regarding access.

Members were advised that Gringley does not have a neighbourhood plan, the Plan has recently been designated. Gringley has growth requirement.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

(Councillor D Pidwell left the meeting)

Ref. No.	Description
22/01182/OUT	Land Off Stubbing Lane, Worksop Outline Application with Some Matters Reserved (Approval Being Sought for Access) for 9 Detached Dwellings and Entrances

Members were advised that application sought outline planning permission with approval for access for the erection of 9 detached dwellings.

Plans were circulated to Members prior to the meeting.

Members were advised that the application was being refereed to the Group as a ward Member had called the application into Planning Committee raising concerns that the application is out of character with the surrounding area, flood risk and access.

The following responses have been received from consultees:

- Highways have no concerns subject to conditions.
- Environmental Health have no concerns subject to conditions.
- Rights of Way have no objection.
- The Environment Agency had concerns that the site cannot be developed without increasing the flood risk elsewhere. The applicant has done work on a flood compensation scheme and the Environment Agency now have no objection subject to conditions.
- 17 letters of objection have been received on the grounds of flood risk, drainage and highway safety.
- 1 letter of support has been received.

Members were advised that the River Ryton lies to the east of the site within flood zones 1 and 2.

Officers have recommended refusal on grounds of:

- Character and appearance – the site is a Greenfield site, given the Council's land supply the harm to the character of the area cannot be justified.
- Flood Risk – The applicant has not demonstrated that there is no land elsewhere with a lower flood risk that could be developed. The gardens of the dwellings would lie in flood zone 2.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision

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

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

(Meeting ended at 4.48pm).