

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 2<sup>nd</sup> October 2023 via MS Teams**

Present: Councillors C Adams, S Fielding, F McFarland and N Sanders

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

(Meeting opened at 4.05pm).

#### **24. Apologies**

There were no apologies for absence received.

#### **25. Declarations of Interest**

There were no declarations of interest.

#### **26. Planning Applications**

| <b>Ref. No.</b> | <b>Description</b>  |
|-----------------|---|
| 23/00475/RES    | Plot 8 Land West Of Stonegate Farm On The South Side Of Bawtry Road Everton South Yorkshire<br><br>Reserved Matters Application<br>Approval Sought for Appearance, Layout, Landscaping and Scale for One Detached Dwelling (PLOT 8) – Following Outline Application 20/01484/OUT to Erect 8 Detached Dwellings (Resubmission of 22/01440/RES) |

Members were advised that planning permission had been previously granted for 8 dwellings on an outline planning application, plot 8 was originally refused on the design, existing hedge and brick wall at the front of site. The planning application has been amended and the dwelling has been reduced in size, which is now more in character, the hedge will be replanted and will hide the 1.8m boundary wall.

Applications are being submitted individually for each plot. The site is not in a conservation area but is adjacent one.

Plans were circulated to Members prior to the meeting.

Objections received from Conservation Team cited that the dwelling is overly large and not in character with other buildings within the village. The Parish Council also objected to the size of the dwelling.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

| <b>Ref. No.</b> | <b>Description</b> |
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|--------------|--|
| 23/00897/HSE | 74 Mansfield Road<br>Worksop Nottinghamshire |
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Proposed 2 Storey Side Extension and Single Storey Rear Extension

Members were advised that planning permission is sought for a 2 storey side extension and single storey rear extension. The side extension would be built on the current driveway and the first floor window would have obscure glazing.

Plans were circulated to Members prior to the meeting.

An objection was received from a member of the public citing that daylight would be reduced in kitchen window and there was no access to rear of property should there be an emergency.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

(A Broadhead left the meeting.)

| <b>Ref. No.</b> | <b>Description</b> |
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|              |   |
|--------------|---|
| 19/00938/FUL | Former Brickworks Brickyard Lane Walkeringham South Yorkshire |
|--------------|---|

Proposed marina and associated reception building, 12 holiday cabins, wildlife ponds, community allotments and ecological enhancement to existing site, restaurant, small business units associated with marina/craft business use and detached dwelling and annexe.

Members were advised that the application was submitted in 2019 with amendments. The application site is the former brickworks site at Brickyard Lane, which lays to the west of Walkeringham, the site at present looks untidy and the proposed application is for a marina and associated reception building, 12 holiday cabins, wildlife ponds, community allotments and ecological enhancement to existing site, restaurant, small business units associated with marina/craft business use and detached dwelling and annexe.

Plans were circulated to Members prior to the meeting.

No objections from statutory consultees were received.

The Ward Member supported of application and feels that it is supported by neighbourhood plan and will provide jobs and amenities for the surrounding area.

A County Councillor raised concerns on access on to Fountain Hill with regards to speed of travel and user numbers of the development – but no overall objection.

The application is supported by Walkeringham Neighbourhood Plan.

There were 42 letters of support from members of the public citing improvements of site visually, economy, ecological enhancements and general improvement to the area.

There were 3 letters of objections received from members of the public citing that Brickyard Lane is narrow and has abundant wildlife.

(Councillor Adams joined during this item)

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

| <b>Ref. No.</b> | <b>Description</b>   |
|-----------------|--|
| 23/00682/FUL    | Red Roofs Church Street East Markham Newark Nottinghamshire<br>Change of Use from Stables to Holiday Cottage |

Members were advised that outline planning permission is sought to change the use from Stables to Holiday Cottage. The application is within the Conservation Area.

Plans were circulated to Members prior to the meeting.

The Conservation Team had no objections subject to conditions  
No objections were received from Environmental Health other than control of working practices during the construction.  
East Markham Parish Council objected to the application citing that the breach of the cap of dwellings within the area.

The Neighbourhood Plan supports conversion of rural buildings to housing providing buildings are not suitable for employment or community use.

Planning permission has been granted for a holiday cottage.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

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

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

(Meeting ended at 4.33pm).