

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 16<sup>th</sup> October 2023 via MS Teams**

Present Councillors: N.J. Sanders, S. Fielding and F. McFarland.

Officers in attendance: S. Johnson, J. Krawczyk and L. Thompson

(Meeting opened at 4.00pm).

#### **28. Apologies**

There were no apologies for absence received.

Councillor J. Bowker was absent from the meeting.

#### **29. Declarations of Interest**

There were no declarations of interest by Members.

#### **30. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
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22/01718/FUL	Demolish Commercial Unit and former Public House and erect 4 pairs of Semi-Detached Houses and 6 Town Houses.
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Former Foresters Arms, 38 Shrewsbury Road, Worksop.

Members were advised of an application to demolish the existing commercial unit and former public house and to erect four pairs of semi-detached houses and six town houses.

Plans were circulated to Members prior to the meeting.

One objection was received from a member of the public (residing in London), with an affiliation to an interest group campaigning for the retention, nationally, of historic public houses.

No objections were received from statutory consultees.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
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23/00370/FUL	Residential Development for 5 Dwellings (Resubmission of 22/01032/FUL).
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Land to the North of The Barn, Twyford Lane, Elkesley.

Members were advised of an application for a residential development of five dwellings, being a resubmission of planning application 22/01032/FUL.

Plans were circulated to Members prior to the meeting.

The Parish Council, as a statutory consultee, raised concern/objection on the grounds of development density being calculated at 35 dwellings per hectare; citing in reference the Neighbourhood Plan indicating an ideal ratio of 10 dwellings per hectare.

No objections were received from other statutory consultees.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00232/FUL	Change of Use of Agricultural Land to Equestrian Use and Erection of Stables.  Land Adjacent to A161 and Oil Wells Holes, Beckingham Road, Beckingham.

Members were advised of an application, for the change of use of existing agricultural land to equestrian use and the erection of a stable block.

Plans were circulated to Members prior to the meeting.

An objection was received from the County Council Highways department, as statutory consultee, on the grounds of access from the site on to the A161 and poor visibility splay from said junction.

No other objections were received.

To note the Parish Council, as statutory consultee, supported the application without qualification.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00855/HSE	Two Storey Extension following the Demolition of Rear Conservatory (resubmission of 23/00089/HSE).  34 Southern Wood, Worksop.

Members were advised of an application for a two storey extension to the dwelling, following demolition of the rear conservatory, being a resubmission of planning application 23/00089/HSE.

Plans were circulated to Members prior to the meeting.

Objections were received from four neighbouring properties on the following grounds:

- Being 'out of character' with the area.
- Access to site is unable to support the heavy vehicles/machinery to develop the site.

- Inadequate on-site parking for number of dwellings.
- 'Over-shadow' of neighbouring properties from the extension.

Officer opinion was of a mind that these objections are not completely substantiated.

No other objections were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**31. Any other business which the Chairman considers to be urgent**

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

(Meeting ended at 4:30pm).