

## **Planning Consultation Group**

### **Minutes of the meeting held on Monday 30<sup>th</sup> October 2023 via MS Teams**

Present Councillors: H Brand, S Fielding and N Sanders.

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

(Meeting opened at 4.00pm).

#### **32. Apologies**

There were no apologies for absence received.

Councillor F McFarland was absent from the meeting.

#### **33. Declarations of Interest**

There were no declarations of interest by Members.

#### **34. Planning Applications**

<b>Ref. No.</b>	<b>Description</b>
-----------------	--------------------

23/00262/COU	Change of Use of Part of Caravan Touring Site for the Siting of 9 Holiday Park Homes.
--------------	---

Misterton Holiday Park, Haxey Road.

Members were advised that the application sought to change the use, of part of a caravan touring site, for the siting of nine holiday park homes.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

The Parish Council has raised concerns on the effect the change of use would have on the village infrastructure.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
-----------------	--------------------

23/00919/HSE	Two Storey Rear Extension with Pitched Roof.
--------------	--

Osbourne House, Farm Lane, East Markham.

Members were advised of an application for a two storey rear extension with pitched roof.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

One letter of objection was received from a neighbouring property on the grounds of overlooking from the balcony and window. Members were advised the proposed balcony has been deleted from the application and conditions of glazing/opening of the window will be imposed.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00430/VOC	Variation of Condition 3 of 21/00966/COU – To Change Opening Time to 8.30am to Open as a Coffee Shop.  69 Scrooby Road, Bircotes.

Members were advised of an application, for the variation of condition to change the venue opening time.

Plans were circulated to Members prior to the meeting.

No objections received from statutory consultees.

One letter of objection has been received from a neighbouring property on the grounds of on-going noise and anti-social behaviour. Members were advised that Environmental Health and Bassetlaw's Community Safety Team have not received any reports regarding this.

Officer recommendation – Refuse planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
23/00932/VOC	Variation of Condition 2 to Regularise and Correct Minor Errors on Previous Approved Drawings of 16/00557/RSB - Erect One Single Storey Dwelling and Eight Two Storey Dwellings with Associated Car Sheds and Parking and Construct New Access (Resubmission of P.A. 16/00030/FUL).  Land Opposite Holly House High Street East Markham.

Members were advised of an application, for the variation of condition to correct minor errors to an existing, granted planning permission.

Plans were circulated to Members prior to the meeting.

No objections were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision

**Ref. No.            Description**

22/01591/RES    Application for the Approval of Reserved Matters of access, layout, scale, appearance and landscaping for the proposed spine road for phase 3 of Simpson Park Pursuant of Outline Application Ref: 18/01210/OUT. The Application also Seeks the Discharge of Conditions 6 (management and maintenance of streets), 9 (reserved matters requirements), 13 (drainage), 16 (lighting), 18 (landscape strategy and landscape plan), 20 (boundary treatment), 21 (CEMP), 22 (noise), 25 (ecology) and 27 (earthworks).Land South Of Scrooby Road And North Of Snape Lane Harworth.

Land South Of Scrooby Road And North Of Snape Lane, Harworth.

Members were advised of an application, seeking approval of reserved matters of access, layout, scale, appearance and landscaping for the proposed spine road; also seeking discharge itemised condition.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

Seven letters of objection were received from neighbouring properties on the following grounds:

- Increased traffic movement and subsequent noise.
- Loss of privacy.
- Impact on landscape and ecology.
- Crossing points through green space.
- Lack of road traffic calming measures.

Members were advised that the Highway Authority are satisfied road traffic calming measures are not required given the characteristics of the road. Officer opinion was of a mind that these objections are presented with prior knowledge of their potential, as residents have already chosen to live in the area despite this knowledge.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

**Ref. No.            Description**

22/01339/RES    Reserved Matters for Access, Appearance, Landscaping, Layout and Scale for the proposed development of 149 dwellings pursuant of Outline Application (Ref: 18/01210/OUT) at Land South of Scrooby Road and North of Snape Lane, Harworth.

Land South Of Scrooby Road And North Of Snape Lane, Harworth.

Members were advised of an application, seeking approval of reserved matters of access, appearance, landscaping, layout and scale for the proposed development.

Plans were circulated to Members prior to the meeting.

No objections were received.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

<b>Ref. No.</b>	<b>Description</b>
-----------------	--------------------

23/00952/FUL	Conversion of Redundant Buildings to form 1 No. 2 Storey Dwelling and 1 No. Single Storey Dwelling (Phased Development).
--------------	--

Former Lawnmower Services, 46 Town Street, Sutton Cum Lound.

Members were advised of an application for the conversion of redundant buildings to two dwellings in a phased development.

Plans were circulated to Members prior to the meeting.

Sutton Parish Council have objected to the mix of properties in the application, referencing the requirements in the Neighbourhood Plan. The Parish Council have made preference for the mix of properties submitted in a previous application.

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>
-----------------	--------------------

23/01008/COU	Change of Use From Business Use (Class E) to Tattoo Studio (Sui Generis).
--------------	---

10 Moorgate, Retford.

Members were advised of an application for change of business use to a tattoo studio.

Plans were circulated to Members prior to the meeting.

No objections were received from statutory consultees.

One letter of objection has been received from a neighbouring property, on the grounds that the design of the shop-front signage would be out of keeping and raised questions on the usage of the other two storeys in the building.

Officer opinion was that the signage is not part of the application and that this will require a separate planning application and expects all three storeys will be associated with the proposed usage. A further planning application would be required to change to residential.

Officer recommendation – Grant planning permission.

Outcome following PCG – Refer for Officer Decision.

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

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

(Meeting ended at 4:45pm).