

PLANNING BOARD
8th January, 2015

Present:- Councillor Atkin (in the Chair); Councillors Astbury, Godfrey, N. Hamilton, Kaye, Middleton, Pitchley, Roche, Rushforth, Turner, Vines, Wallis and Whysall.

Apologies for absence were received from Councillors Roddison and Tweed.

T57. DECLARATIONS OF INTEREST

There were no Declarations of Interest made at this meeting.

T58. MINUTES OF THE PREVIOUS MEETING HELD ON 11TH DECEMBER, 2014

Resolved:- That the minutes of the previous meeting of the Planning Regulatory Board held on Thursday 11th December, 2014, be approved as a correct record for signature by the Chairman.

T59. DEFERMENTS/SITE VISITS

There were no deferments nor site visits recommended.

T60. DEVELOPMENT PROPOSALS

Resolved:- (1) That, on the development proposals now considered the requisite notices be issued and be made available on the Council's website and that the time limits specified in Sections 91 and 92 of the Town and Country Planning Act 1990 apply.

In accordance with the right to speak procedure, the following persons attended the meeting and spoke about the application listed below:-

Installation of new shop front, erection of flue to rear and change of use to hot food takeaway (Use Class A5) at PC Part X Computers, 79 Bawtry Road, Bramley for Mr. Demir (RB2014/1403)

Mr. J. Dunn (objector)
Mr. M. Aydinoglu (objector)

(2) That application RB2014/1366 be refused for the reasons set out in the submitted report.

(3) That the Planning Board declares that it is not in favour of application RB2014/1403 for the following reasons, with the Chairman and the Vice-Chairman being authorised to agree the final wording of the reasons:-

: Highway safety - traffic generation, as the premises are situated adjacent the busy A631 Bawtry Road and crossroads junction with Cross Street (customers and delivery vehicles causing parking difficulties);

: Noise and general disturbance to local residents;

: Further comments from Environmental Health were requested, concerning the control of odours from cooking.

T61. APPEAL DECISION - CONVERSION OF EXISTING BARN TO RESIDENTIAL DWELLING AT 4 DOVECOTE LANE, RAVENFIELD (RB2014/0151)

Further to Minute No. T88(4) of the meeting of the Planning Board held on 13th March, 2014, consideration was given to a report of the Director of Planning and Regeneration Service concerning the appeal against the refusal of the application for planning permission, under section 73 of the Town and Country Planning Act 1990, for the development of land without compliance with Condition 01 reserved by RB1992/1280 for the conversion of the existing barn to a residential dwelling at 4 Dovecote Lane Ravenfield (RB2014/0151).

The Inspector dealing with this appeal considered that the specific matters raised related to the access to the development site and therefore the main issue to be determined in this appeal was the effect of the proposals on highway safety and convenience.

Dovecote Lane is a cul-de-sac serving six dwellings directly as well as other residential properties and the grazing land to the west. Various parking areas and garages also gain access from the Lane. Visibility is good at the junction with the main road but the Lane itself is substandard in a number of respects. Its width is variable and is undeniably narrow in some parts, especially closer to the public highway, forward visibility is poor in places and the Lane lacks adequate turning space for larger vehicles, especially bearing in mind the length of the cul-de-sac. The Lane has not been adopted by the Council as highway authority.

The Inspector considered that the revisions would significantly increase the area of residential accommodation as well as removing the integral garage shown on the "existing plans", even though changes to the external appearance of the building would be rather limited. Furthermore, he notes that the proposed alterations to the external appearance of the building would facilitate a substantial increase in habitable accommodation, which would have the effect of increasing the likely traffic generation from the site, while there would also be increased pressure for parking on the site.

The proposed variations to the approved project are considered by the Inspector to add to pressures on Dovecote Lane, both in respect of the traffic usage of the lane and the demand for car parking. The Lane is

already unsatisfactory in highway terms and the change would exacerbate the existing situation. While this additional harm would be limited, it would nevertheless be real and there are no other planning considerations sufficient to justify the harm, however modest.

The original condition sought to restrict further development, imposing a control on the external appearance of the building as well as preventing extensions or additional buildings (unless specifically approved by the local planning authority). Taking all of the above into account, the Inspector considered that the original condition is both reasonable and necessary and that it ought not to be removed. Nor did he consider that it would be appropriate to vary the condition in order to allow the current scheme to be carried out, in the light of the objections that have been identified.

Resolved:- (1) That the report be received and its contents noted.

(2) That the decision to dismiss this appeal be noted.

(3) That appropriate enforcement action be considered, in consultation with the Chairman and the Vice Chairman of the Planning Board.

T62. COURTESY CONSULTATION - RESIDENTIAL DEVELOPMENT AND EXPANSION OF PRIMARY SCHOOL AT LAND NORTH EAST OF ST. LUKE'S SCHOOL, SHIREOAKS COMMON, SHIREOAKS (RB2014/1316)

Consideration was given to a report of the Director of Planning and Regeneration Service concerning the courtesy consultation from the Bassetlaw District Council in respect of the application for outline permission for, amongst other things, residential development of up to 175 dwellings, the erection of buildings to be used for B1 (Business), B2 (General Industrial) and B8 (Storage or Distribution), provision of land for the expansion of the St. Luke's Primary School (0.3 hectares), associated highways works, public open space and landscaping at land to the North East of the primary school, Shireoaks Common, Shireoaks, Nottinghamshire.

Resolved:- (1) That the report be received and its contents noted.

(2) That the Bassetlaw District Council be thanked for giving this Council the opportunity to comment on this application for planning permission.

(3) That the Bassetlaw District Council be informed that this Council raises objections to the proposal due to impact upon the A57/Ryton Road junction at South Anston if appropriate works are not carried out to address the projected increase in traffic generated by the development.

T63. UPDATES

Further to Minute No. T55(5) of the meeting of the Planning Board held on 11th December, 2014, Members were informed that a notice had been served on the developer requiring the submission of a detailed scheme in respect of the restoration of the Maltby Colliery site off Tickhill Road, Maltby (application RB2014/0581 refers). It was noted that the developer has submitted an appeal in respect of the enforcement notice served as a consequence of the Council's refusal of this application for planning permission. Members asked that the Maltby Town Council be notified of these issues and of the continuation of the importation of materials to this site, pending the outcome of the appeal.